



CITY OF BLACK DIAMOND
July 19, 2018 Regular Business Meeting Agenda
25510 Lawson St., Black Diamond, Washington

7:00 P.M. – CALL TO ORDER, FLAG SALUTE, ROLL CALL

AGENDA REVIEW AND APPROVAL:

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

CONSENT AGENDA:

- 1) **Claim Checks** – July 5, 2018 – Check No. 46349 through 46389 (voids 45919, 46002, 46122, 46310) and EFTs in the amount of \$89,591.98
- 2) **Claim Checks** – July 19, 2018 – Check No. 46390 through 46433 and EFTs in the amount of \$234,913.03
- 3) **Payroll** – June 20, 2018 – Check No. 19574 through 19594 and ACHs in the amount of \$345,488.32
- 4) **Minutes** – Council Special Meeting of June 25, 2018
- 5) **AB18-065** – Resolution No. 18-1254 Adopting Amendment to Interlocal Agreement with SCORE for Inmate Housing
Chief Kiblinger

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. When recognized by the Mayor, please come to the podium and clearly state your name. Please limit your comments to 3 minutes. If you desire a formal agenda placement, please contact the City Clerk at 360-886-5700. Thank you for attending.

PUBLIC HEARINGS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 6) **AB18-066** – Resolution No. 18-1255 Regarding Final Plat Approval for Ten Trails (F/K/A “The Villages”) PP1A
Division 2 Subdivision
Mr. Williamson
- 7) **AB18-067** – Resolution No. 18-1256 Regarding Greenhouse Gas Emission Reduction Policies
Mr. Boettcher

DEPARTMENT REPORTS:

MAYOR’S REPORT:

COUNCIL REPORTS:

- Councilmember Deady
- Councilmember Oglesbee
- Councilmember Edelman

- Councilmember Stout
- Councilmember Wisnoski

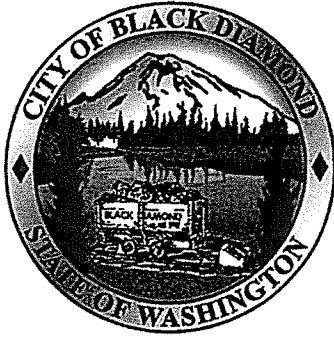
ATTORNEY REPORT:

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:

CLOSED SESSION: To discuss collective bargaining pursuant to RCW 42.30.140(4)



CERTIFICATION

Date: July 5th
~~June 7th~~, 2018 Council Meeting

Check No.'s/EFT	Batch Name	Check/EFT Date	Amount
46349 - 46387	June - 3 rd June Batch for 07/05 Council	07/06/2018	\$ 90,219.71
V45919, V46002, V46122, V46310	June - June Void Batch for 07/05 Council	07/06/2018	\$ (4,420.48)
46388 - 46389	July - 1 st June Batch for 07/05 Council	07/06/2018	\$ 3,792.75
		TOTAL	\$ 89,591.98

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

May Miller
MAY MILLER, FINANCE DIRECTOR

CAROL BENSON, MAYOR

7-2-2018
DATE

DATE

COUNCILMEMBERS

DATE

Register

Fiscal: 2018

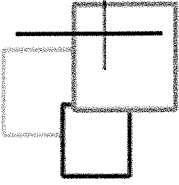
Deposit Period: 2018 - July, 2018 - June

Check Period: 2018 - July - 1st Jul Batch for 07/05 Council, 2018 - June - June Void Batch for 07/05 Council, 2018 - June - 3rd Jun Batch for 07/05 Council

Number	Name	Print Date	Amount
Check			
<u>46349</u>	AHBL, Inc.	7/6/2018	\$9,755.00
<u>46350</u>	Art Gamblin Motors	7/6/2018	\$57.40
<u>46351</u>	BHC Consultants, LLC	7/6/2018	\$1,765.00
<u>46352</u>	Black Diamond Auto Parts	7/6/2018	\$8.69
<u>46353</u>	CenturyLink (AZ)	7/6/2018	\$31.87
<u>46354</u>	CenturyLink (WA)	7/6/2018	\$1,145.15
<u>46355</u>	City of Renton/EHD	7/6/2018	\$826.00
<u>46356</u>	Comcast (34744)	7/6/2018	\$322.52
<u>46357</u>	Dicks Heating & A/C Inc	7/6/2018	\$390.96
<u>46358</u>	Esri	7/6/2018	\$1,405.28
<u>46359</u>	Federal Way Police Lieutenants Association	7/6/2018	\$400.00
<u>46360</u>	GOS Printing	7/6/2018	\$184.83
<u>46361</u>	Home Depot Credit Service	7/6/2018	\$742.53
<u>46362</u>	Honey Bucket/Northwest Cascade Inc.	7/6/2018	\$178.00
<u>46363</u>	iland Internet Solutions Corporation	7/6/2018	\$1,286.54
<u>46364</u>	John Franich	7/6/2018	\$2,500.00
<u>46365</u>	Johnsons Home & Garden	7/6/2018	\$187.90
<u>46366</u>	Kara Murphy Richards	7/6/2018	\$3,400.00
<u>46367</u>	King County Finance - I-Net	7/6/2018	\$750.00
<u>46368</u>	King County Sheriff's Office	7/6/2018	\$4,625.00
<u>46369</u>	Krista White Swain	7/6/2018	\$3,796.98
<u>46370</u>	Legacy Cleaning Carpet Services	7/6/2018	\$1,249.07
<u>46371</u>	Les Schwab Tire Ctr - MV	7/6/2018	\$271.45
<u>46372</u>	Michael Girias	7/6/2018	\$311.09
<u>46373</u>	NATW	7/6/2018	\$198.00
<u>46374</u>	Northwest Parking Equipment Co.	7/6/2018	\$59.73
<u>46375</u>	Office Products Nationwide	7/6/2018	\$1,077.94
<u>46376</u>	Parametrix, Inc.	7/6/2018	\$24,669.59
<u>46377</u>	Perteet Inc.	7/6/2018	\$7,017.50
<u>46378</u>	Petty Cash Custodian	7/6/2018	\$100.00
<u>46379</u>	Safe Security	7/6/2018	\$54.98
<u>46380</u>	Scott Hanis	7/6/2018	\$19.26
<u>46381</u>	SHI International Corp.	7/6/2018	\$337.75
<u>46382</u>	South Correctional Entity	7/6/2018	\$3,325.00
<u>46383</u>	Steven W. Crawford	7/6/2018	\$500.00
<u>46384</u>	Summit Law Group	7/6/2018	\$3,194.38
<u>46385</u>	Valley Communications Center	7/6/2018	\$12,480.29
<u>46386</u>	Verizon Wireless	7/6/2018	\$1,454.03
<u>46387</u>	Voice of The Valley	7/6/2018	\$140.00
<u>46388</u>	ADT Security Services (PA)	7/6/2018	\$49.99

<u>46389</u>	Sorci Family LLC	7/6/2018	\$3,742.76
<u>V45919</u>	US Bank National Association	7/6/2018	(\$4.86)
<u>V46002</u>	Efficiency Inc.	7/6/2018	(\$3,795.57)
<u>V46122</u>	Sound Uniform Solutions/Bratwear	7/6/2018	(\$592.34)
<u>V46310</u>	Dan Dal Santo	7/6/2018	(\$27.71)
		Total	\$89,591.98

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Title	Void Amount
AHBL, Inc.	46349	108017	5/30/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
			On Site Planning			
			001-000-240-558-51-41-08	Prof Sys-Com Dev		\$9,325.00
			04/26-05/25 Professional Services			\$9,325.00
	Total 108017					
Total AHBL, Inc.	46349	108098	5/31/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
			SMP Periodic Update			
			001-000-240-558-60-41-08	Prof Sys-Shoreline Mstr Prg		\$430.00
			04/26-05/25 Professional Services			\$430.00
	Total 108098					\$9,755.00
Art Gamblin Motors	46350	Q263953	3/16/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
			MDRT Veh Maint			
			001-000-246-558-70-48-00	Vehicle Repair & Maintenance		\$57.40
			2015 Chevy Silverado			\$57.40
	Total Q263953					\$57.40
Total Art Gamblin Motors	46351	0009950	6/18/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
			On-Call Planning			
			310-000-025-558-60-41-00	Comp Plan Update-Prof Svs		\$1,260.00
	Total 0009950					\$1,260.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
46351	0009981	6/20/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		MDRT Commercial Review			
		001-000-257-558-70-49-01	MDRT Bldg Ins/Bld Off/Plan Exam Expense		\$505.00
		04/21-05/25 Professional Services			\$505.00
Total 46351	Total 0009981				\$1,765.00
Total BHC Consultants, LLC					\$1,765.00
Black Diamond Auto Parts					
46352	429921	5/30/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		MDRT Veh Maint			
		001-000-246-558-70-48-00	Vehicle Repair & Maintenance		\$8.69
Total 46352	Total 429921				\$8.69
Total Black Diamond Auto Parts					\$8.69
CenturyLink (AZ)					
46353	1443006514	6/11/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		05/12-06/11 Services			
		001-000-254-518-20-42-00	Facilities-Telephones		\$31.87
		Facilities-Old City Hall Main Line # 360-886-2560			\$31.87
Total 46353	Total 1443006514				\$31.87
Total CenturyLink (AZ)					\$31.87
CenturyLink (WA)					
46354	061118 CL	6/11/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		06/11-07/11 Services			
		001-000-120-512-50-42-00	Telephone/DSL		\$48.78
		360-886-2456 160B: PD/CT Security Line			\$197.47
		001-000-214-521-20-42-00	Police Telephone/DSL/Air Cards		\$69.43
		253-631-1012 182B: Police-Main Line			\$67.24
		001-000-214-521-20-42-00	Police Telephone/DSL/Air Cards		
		360-886-2862 596B: Police-Line 2			
		001-000-214-521-20-42-00	Police Telephone/DSL/Air Cards		
		360-886-2901 325B: Police-Fax			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-214-521-20-42-00		Police Telephone/DSL/Air Cards	\$140.36
	206-T54-3585 584B; Police-T1 Line-KC Inet			
	001-000-270-576-80-42-00		Telephone/DSL/Radios	\$5.13
	360-886-2523 656B; PW Shop Allocation			
	001-000-280-536-20-42-00		Telephone, DSL & Radios	\$2.57
	360-886-2523 656B; PW Shop Allocation			
	101-000-000-542-90-42-01		Telephone/DSL/Radios	\$28.22
	360-886-2523 656B; PW Shop Allocation			
	401-000-000-534-80-42-00		Telephone/DSL/Radios	\$30.79
	360-886-2523 656B; PW Shop Allocation			
	401-000-000-534-80-42-00		Telephone/DSL/Radios	\$285.46
	360-886-7235 830B; Water Reservoir			
	407-000-000-535-80-42-00		Telephone/DSL/Radios	\$30.79
	360-886-2523 656B; PW Shop Allocation			
	407-000-000-535-80-42-00		Telephone/DSL/Radios	\$48.78
	360-886-0537 580B; Diamond Glen Sewer			
	407-000-000-535-80-42-00		Telephone/DSL/Radios	\$53.37
	360-886-2835 784B; Morganville Pump Station			
	407-000-000-535-80-42-00		Telephone/DSL/Radios	\$58.28
	360-886-8146 712B; Old Lawson Pump Station			
	407-000-000-535-80-42-00		Telephone/DSL/Radios	\$47.69
	360-886-0474 006B; Ridge Sewer Pump Station			
	410-000-000-531-10-42-00		Telephone/DSL/Radios	\$30.79
	360-886-2523 656B; PW Shop Allocation			
	Total 061118 CL			\$1,145.15
	Total 46354			\$1,145.15
Total CenturyLink (WA)				\$1,145.15
City of Renton/EHD				
46355	052918 RPD	5/29/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-211-523-60-49-01	Electronic Home Monitor Costs	\$434.00
		31 days		
	Total 052918 RPD			\$434.00
46355	053018 RPD	5/30/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-211-523-60-49-01	Electronic Home Monitor Costs	\$392.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name	Amount

28 days

Total 053018 RPD					
Total 46355					\$392.00
Total City of Renton/EHD					\$826.00
Comcast (34744)					\$826.00
46356	0106156 061618	06/25-07/24 Services	6/16/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-214-521-20-42-00		Police Telephone/DSL/Air Cards	\$95.00
				Police Internet Act 8498 34 014 0106156	\$95.00
Total 0106156 061618					
46356	0106172 061018	06/17-07/16 Services	6/10/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-214-521-20-42-00		Police Telephone/DSL/Air Cards	\$3.29
				Police Cable TV Act 8498 34 014 0106172	\$3.29
Total 0106172 061018					
46356	0122286 061218	06/22-07/21 Services	6/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-120-512-50-42-00		Telephone/DSL	\$224.23
				Court Phone Act 8498 34 014 0122286	\$224.23
Total 0122286 061218					\$322.52
Total 46356					\$322.52
Total Comcast (34744)					
Dicks Heating & A/C Inc					
46357	213358		6/28/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-212-521-50-48-02		Police Bldg Repairs & Maintenance	\$390.96
Total 213358					\$390.96
Total 46357					\$390.96
Total Dicks Heating & A/C Inc					\$390.96

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	

Esri

46358	93479712	6/20/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		001-000-240-558-51-42-02	CD-annual GIS user License		\$1,405.28
Total 46358	Total 93479712				\$1,405.28
Total Esri					\$1,405.28

Federal Way Police Lieutenants Association

46359	18-32	6/21/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		2-Day Force Science Class			\$400.00
		001-000-210-521-10-49-01	PD-Training		\$400.00
Total 46359	Total 18-32				\$400.00
Total Federal Way Police Lieutenants Association					

GOS Printing

46360	89608	6/19/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		PD Printing			\$184.83
		001-000-210-521-10-49-03	PD-Printing		\$184.83
Total 46360	Total 89608				\$184.83
Total GOS Printing					\$184.83

Home Depot Credit Service

46361	1080096	6/26/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		001-000-254-518-20-31-00	Facilities Operating Supplies		(\$62.92)
Total 46361	Total 1080096				(\$62.92)
		6/26/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		001-000-254-518-20-31-00	Facilities Operating Supplies		\$39.03
Total 1581751	Total 1581751				\$39.03

Vendor	Transaction Number		Invoice Date	Fiscal Description		Void Amount
	Transaction Reference	Account Number		Name	Title	

46361	2573680	6/25/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	Total 2573680	101-000-000-544-90-35-00	PW Clearing Acct-Small Tools			\$71.64
46361	2573681	6/25/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	Total 2573681	510-000-300-594-21-31-00	Surplus Costs Police			\$57.41
46361	2581635	6/25/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	Total 2581635	001-000-254-518-20-31-00	Facilities Operating Supplies			\$62.92
46361	6573304	6/21/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	Total 6573304	001-000-254-518-20-31-00	Facilities Operating Supplies			\$33.62
46361	W833515447	6/22/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	Total W833515447	001-000-120-512-50-35-00	Court-small tools & Equip			\$540.83
	Total 46361					\$540.83
	Total Home Depot Credit Service					\$742.53
	Honey Bucket/Northwest Cascade Inc.					\$742.53
46362	0550673862	6/7/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	06/07-07/04 Services					
	001-000-270-576-80-31-00		Portable Restroom Facility			\$89.00
	Parks-Boat Launch Rental					
	Total 0550673862					\$89.00
46362	0550675053	6/8/2018	2018 - June - 3rd Jun Batch for 07/05 Council			
	06/08-07/05 Services					
	001-000-270-576-80-31-00		Portable Restroom Facility			\$89.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name	
				Title	

				Lake Sawyer Regional Park	
	Total 0550675053				
	Total 46362				\$89.00
	Total Honey Bucket/Northwest Cascade Inc.				\$178.00
					\$178.00
	iland Internet Solutions Corporation				
	46363		6/28/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
	431678				
		Jul-Sep Services			
		001-000-180-518-50-41-05		Cloud Storage & Comp Maintenance	\$1,286.54
	Total 431678				\$1,286.54
	Total 46363				\$1,286.54
	Total iland Internet Solutions Corporation				\$1,286.54
	John Franich				
	46364		6/28/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
	062818 JF				
		Buy Back of Cemetery Lots			
		001-000-280-594-36-64-00		Cemetery lot buy back	\$2,500.00
		Section 5, Space 187 & 188			\$2,500.00
	Total 062818 JF				\$2,500.00
	Total 46364				\$2,500.00
	Total John Franich				\$2,500.00
	Johnsons Home & Garden				
	46365		6/13/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
	427164				
		001-000-215-521-14-48-00		Marine Grt-Repair & Mtc.	\$14.66
	Total 427164				\$14.66
	46365		6/14/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
	427224				
		401-000-000-534-80-31-01		Water Operating Supplies	\$107.00
	Total 427224				\$107.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	46365	427338	6/19/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			401-000-000-534-80-31-01	Water Operating Supplies	\$29.31
		Total 427338			\$29.31
	46365	427352	6/19/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			401-000-000-534-80-31-01	Water Operating Supplies	(\$54.82)
		Total 427352			(\$54.82)
	46365	427539	6/25/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			101-000-000-544-90-31-00	PW Clearing Acct-Supplies	\$91.75
		Total 427539			\$91.75
	Total 46365				\$187.90
	Total Johnsons Home & Garden				\$187.90
	Kara Murphy Richards				
	46366	063018 KMR	6/30/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			June 2018 Services		
			001-000-151-515-30-41-04	Court Legal-Pros Attorney	\$3,400.00
		Total 063018 KMR			\$3,400.00
	Total 46366				\$3,400.00
	Total Kara Murphy Richards				\$3,400.00
	King County Finance - I-Net				
	46367	11006929	6/1/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			May 2018 Services		
			001-000-214-521-20-42-01	Police Comm KC I-Net	\$375.00
		Total 11006929			\$375.00
	46367	11006999	6/1/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
			April 2018 Services		
			001-000-214-521-20-42-01	Police Comm KC I-Net	\$375.00
		Total 11006999			\$375.00
	Total 46367				\$750.00
	Total King County Finance - I-Net				\$750.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

Les Schwab Tire Ctr - MV

46371 39800316001 6/14/2018 2018 - June - 3rd Jun Batch for 07/05 Council
2006 Ford Crown Vic PD-Vehicle Maintenance & Repair
001-000-210-521-10-48-01
Total 39800316001 \$188.42
\$188.42

46371 39800317080 6/21/2018 2018 - June - 3rd Jun Batch for 07/05 Council
2008 Dodge Charger PD-Vehicle Maintenance & Repair
001-000-210-521-10-48-01
Total 39800317080 \$83.03
\$83.03
\$271.45
\$271.45

Total Les Schwab Tire Ctr - MV

Michael Girias

46372 062518 MG 6/25/2018 2018 - June - 3rd Jun Batch for 07/05 Council
Flex 125 Plan Due for Flex 125 Med. Plan Reimb.
633-000-000-589-90-00-04
Total 062518 MG \$311.09
Total 46372 \$311.09
Total Michael Girias \$311.09
\$311.09

NATW

46373 NNO8324 6/19/2018 2018 - June - 3rd Jun Batch for 07/05 Council
NNO Banner Community Event Supplies
001-000-270-576-80-31-10
Total NNO8324 \$198.00
Total 46373 \$198.00
Total NATW \$198.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	

Northwest Parking Equipment Co.

46374	018		6/18/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		Roll Receipt Stock			
		001-000-270-576-80-41-02		Venue Pay Station	\$59.73
	Total 018				\$59.73
	Total 46374				\$59.73
	Total Northwest Parking Equipment Co.				\$59.73
	Office Products Nationwide				
46375	980107-0		6/11/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-180-518-50-31-99		Office Supplies CD Bldg Clearing	\$237.30
	Total 980107-0			CD Office Supplies	\$237.30
46375	980289-0		6/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-180-518-50-31-00		Office Supplies City Hall	\$59.59
	Total 980289-0			CH Office Supplies	\$59.59
46375	980320-0		6/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-254-518-20-31-00		Facilities Operating Supplies	\$14.76
	Total 980320-0			Bldg Maint Supplies	\$14.76
46375	980657-0		6/13/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-180-518-50-31-99		Office Supplies CD Bldg Clearing	\$225.80
	Total 980657-0			CD Office Supplies	\$225.80
46375	981130-0		6/15/2018	2018 - June - 3rd Jun Batch for 07/05 Council	
		001-000-180-518-50-31-00		Office Supplies City Hall	\$340.43
	Total 981130-0			CH Office Supplies	\$340.43

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

46375	981132-0	6/15/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		001-000-254-518-20-31-00	Bldg Maint Supplies	Facilities Operating Supplies	\$115.42
	Total 981132-0				\$115.42
46375	982630-0	6/25/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		001-000-180-518-50-31-00	CH Office Supplies	Office Supplies City Hall	\$84.64
	Total 982630-0				\$84.64
Total 46375					\$1,077.94
Total Office Products Nationwide					\$1,077.94
Parametrix, Inc.					
46376	02380	6/14/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		On-Call Civil Engineering			
		410-000-010-531-10-41-00	KC Grant-Culvert Replacement		\$1,128.75
	Total 02380	04/29-05/26 Professional Services			\$1,128.75
46376	02381	6/14/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		Roberts Dr. 236th to Bruckners			
		320-000-020-595-10-63-00	Roberts Dr 236th to Bruckner-Eng		\$22,468.34
	Total 02381	04/29-05/26 Professional Services			\$22,468.34
46376	02476	6/19/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		Traffic Engineering Consulting Serv			
		001-000-257-558-70-41-03	MDRT Traffic Engineering-Parametrix		\$1,072.50
	Total 02476	04/01-05/26 Professional Services			\$1,072.50
Total 46376					\$24,669.59
Total Parametrix, Inc.					\$24,669.59

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number	Name	Title	Amount

Perteet Inc.

46377	20170202.002-2	6/11/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	BD MDRT Villages Phase 2				
	001-000-257-558-70-41-04		MDRT Environmental Consultant-Perfeet		\$3,845.00
	04/30-06/03 Professional Services				
	Total 20170202.002-2				\$3,845.00
46377	20170202.003-1	6/11/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	BD MDRT Villages Phase 2				
	001-000-257-558-70-41-04		MDRT Environmental Consultant-Perfeet		\$3,172.50
	05/09-06/03 Professional Services				
	Total 20170202.003-1				\$3,172.50
Total 46377					\$7,017.50
Total Perteet Inc.					\$7,017.50

Petty Cash Custodian

46378	070218 LSPS	7/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	Change for Lake Sawyer Paystation				
	001-000-270-576-80-49-00		Miscellaneous		\$100.00
	\$1.00 Coins				
	Total 070218 LSPS				\$100.00
Total 46378					\$100.00
Total Petty Cash Custodian					\$100.00

Safe Security

46379	4498133	6/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	June 2018 Services				
	101-000-000-544-90-48-01		PW Clearing-shared Shop Cost		\$54.98
	Total 4498133				\$54.98
Total 46379					\$54.98
Total Safe Security					\$54.98

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name	Amount

Scott Hanis

46380	062118 SH	6/21/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	Employee Reimbursement				
		101-000-000-542-90-43-00	Lodging, Meals & Mileage		\$4.80
		401-000-000-534-80-43-00	Lodging, Meals & Mileage		\$4.82
		407-000-000-535-80-43-00	Lodging, Meals & Mileage		\$4.82
		410-000-000-531-10-43-00	Lodging, Meals & Mileage		\$19.26
	Total 062118 SH				\$19.26
Total 46380					
Total Scott Hanis					

SHI International Corp.

46381	B08368039	6/12/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	iPad for Council				
		310-000-011-594-18-64-00	General Government Technology		\$337.75
		M. Oglesbee			
Total 46381	Total B08368039				\$337.75
Total SHI International Corp.					

South Correctional Entity

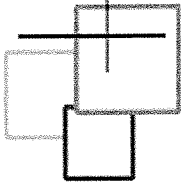
46382	3155	6/10/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	May 2018 Inmate Days				
		001-000-211-523-60-49-00	Jail Costs		\$3,325.00
		19 days			
Total 46382	Total 3155				\$3,325.00
Total South Correctional Entity					

Steven W. Crawford

46383	033118 SWC	6/27/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
	Billing for March, 2018				
		001-000-151-515-91-41-00	Court Legal-Public Defender		\$250.00
		Conflict Public Defender			
Total 46383	Total 033118 SWC				\$250.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
46383	063018 SWC	6/27/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		Billing for June, 2018			
		001-000-151-515-91-41-00	Court Legal-Public Defender		\$250.00
		Conflict Public Defender			
Total 46383	Total 063018 SWC				\$250.00
Total Steven W. Crawford					\$500.00
Summit Law Group					\$500.00
46384	93164	6/20/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		May 2018 Services			
		001-000-150-515-30-41-08	Legal Svcs-Union Contracts		\$3,194.38
Total 46384	Total 93164				\$3,194.38
Total Summit Law Group					\$3,194.38
Valley Communications Center					\$3,194.38
46385	0022150	6/10/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		911 Calls May 2018			
		001-000-214-521-20-41-00	Valley Comm - Dispatch Service		\$12,480.29
		298.5 Calls			
Total 46385	Total 0022150				\$12,480.29
Total Valley Communications Center					\$12,480.29
Verizon Wireless					\$12,480.29
46386	9808815004	6/10/2018	2018 - June - 3rd Jun Batch for 07/05 Council		
		05/11-06/10 Services			
		001-000-145-518-80-42-00	Communications		\$68.57
		IT			
		001-000-214-521-20-42-00	Police Telephone/DSL/Air Cards		\$617.39
		Police			
		001-000-240-558-51-42-00	Telephone		\$117.61
		Community Development			
		001-000-246-558-70-42-01	Telephones		\$215.72
		MDRT (Funding)			

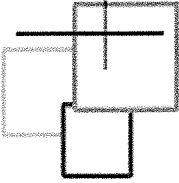
Voucher Directory with Transaction Date



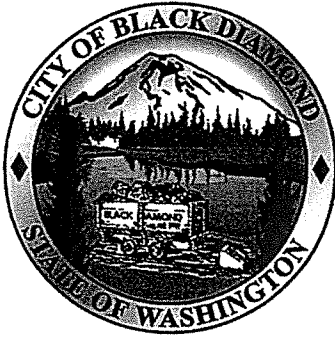
Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
Dan Dal Santo				
	V46310	6/12/2018	2018 - June - June Void Batch for 07/05 Council	
	V061218			
		VOID: Employee Reimbursement		
		001-000-180-518-50-49-23	City Wellness Program	
		Purchase made with city card		
	Total V061218			(\$27.71)
Total Dan Dal Santo	Total V46310			(\$27.71)
Efficiency Inc.				(\$27.71)
				(\$27.71)
	V46002	2/21/2018	2018 - June - June Void Batch for 07/05 Council	
	V2310			
		VOID: Council & Court Recording Software		
		310-000-011-594-18-64-00	General Government Technology	
		Mailed to wrong address, stop payment issued		
	Total V2310			(\$3,795.57)
Total Efficiency Inc.	Total V46002			(\$3,795.57)
Sound Uniform Solutions/Bratwear				(\$3,795.57)
	V46122	3/15/2018	2018 - June - June Void Batch for 07/05 Council	
	V201803B095			
		VOID: PD Uniforms		
		001-000-210-521-10-31-04	PD-Uniforms	
		Paid 2 invoices that were actually the same order		
	Total V201803B095			(\$592.34)
Total Sound Uniform Solutions/Bratwear	Total V46122			(\$592.34)
				(\$592.34)
				(\$592.34)

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Title	Void Amount
US Bank National Association						
V45919	V012218 US BNA		1/22/2018	2018 - June - June Void Batch for 07/05 Council		
		VOID: Water Refund: Acct 4562.0				
		401-000-000-343-40-00-01		Water Charges		
		Not claimed				
	Total V012218 US BNA					
	Total V45919					
Total US Bank National Association						
Vendor Count		4				
Grand Total						(\$4,420.48)

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
ADT Security Services (PA)					
46388	663698952	07/01-07/31 Services	6/13/2018	2018 - July - 1st Jul Batch for 07/05 Council	
		001-000-270-576-80-49-02		Security	\$0.99
		001-000-280-536-20-49-02		Security	\$2.00
		101-000-000-542-90-49-03		Security	\$11.00
		401-000-000-534-80-49-07		Security	\$12.00
		407-000-000-535-80-49-05		Security	\$12.00
		410-000-000-531-10-49-04		Security	\$12.00
		Total 663698952			\$49.99
		Total 46388			\$49.99
Total ADT Security Services (PA)					
Sorci Family LLC					
46389	063018 SFLLC	July 2018 Rent	6/30/2018	2018 - July - 1st Jul Batch for 07/05 Council	
		001-000-248-518-20-45-02		MDRT Property Rental Cost	\$647.43
		001-000-254-518-20-45-02		Facilities-Prop Rental	\$970.12
		001-000-254-518-20-45-05		Facilities City Hall Bldg Rental	\$2,125.21
		Total 063018 SFLLC			\$3,742.76
		Total 46389			\$3,742.76
Total Sorci Family LLC					
Vendor Count 2					Grand Total
					\$3,792.75



CERTIFICATION

Date: July 19th, 2018 Council Meeting

Check No.'s/EFT	Batch Name	Check/EFT Date	Amount
EFT	June – June EFT Batch for 07/19 Council	06/01/2018- 06/30/2018	\$ 12,850.20
46390-46433	July – 2 nd July Batch for 07/19 Council	07/20/18	\$ 222,062.83
		TOTAL	\$ 234,913.03

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.


MAY MILLER, FINANCE DIRECTOR


CAROL BENSON, MAYOR

7-12-2018
DATE

DATE

COUNCILMEMBERS

DATE

Register

Fiscal: 2018

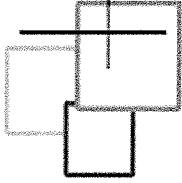
Deposit Period: 2018 - July, 2018 - June

Check Period: 2018 - July - 2nd Jul Batch for 07/19 Council, 2018 - June - June EFT Batch for 07/19 Council

Number	Name	Print Date	Amount
Check			
<u>46390</u>	ADT Security Services (PA)	7/20/2018	\$48.64
<u>46391</u>	Axon Enterprise, Inc.	7/20/2018	\$860.11
<u>46392</u>	BHC Consultants, LLC	7/20/2018	\$16,030.39
<u>46393</u>	Bitco Software LLC	7/20/2018	\$175.00
<u>46394</u>	Black Diamond Auto Parts	7/20/2018	\$10.03
<u>46395</u>	Black Diamond Royal Towing	7/20/2018	\$363.81
<u>46396</u>	City of Black Diamond	7/20/2018	\$1,647.11
<u>46397</u>	City of Issaquah	7/20/2018	\$1,358.00
<u>46398</u>	Comcast (34744)	7/20/2018	\$241.14
<u>46399</u>	Comcast (PA)	7/20/2018	\$394.46
<u>46400</u>	Enumclaw School District	7/20/2018	\$108,962.00
<u>46401</u>	Fugate Ford	7/20/2018	\$167.48
<u>46402</u>	Granite Telecommunications	7/20/2018	\$49.39
<u>46403</u>	HWA GeoSciences Inc.	7/20/2018	\$1,000.00
<u>46404</u>	Jo Ellen or William Lewis	7/20/2018	\$17.80
<u>46405</u>	Johnsons Home & Garden	7/20/2018	\$224.01
<u>46406</u>	Karen or Glen Parker	7/20/2018	\$38.97
<u>46407</u>	Katherine Allen	7/20/2018	\$63.48
<u>46408</u>	Kenyon Disend, PLLC	7/20/2018	\$7,921.39
<u>46409</u>	King County Finance - Wastewater Treat Div.	7/20/2018	\$47,757.60
<u>46410</u>	King County Finance - Water & Land Resources Div.	7/20/2018	\$2,646.44
<u>46411</u>	King County Fire District #44	7/20/2018	\$1,411.80
<u>46412</u>	King County Prosecuting Attorney	7/20/2018	\$129.47
<u>46413</u>	King County Radio Comm Services	7/20/2018	\$1,609.45
<u>46414</u>	Language Line Services, Inc.	7/20/2018	\$22.54
<u>46415</u>	Modular Space Corporation	7/20/2018	\$5,412.63
<u>46416</u>	Office Products Nationwide	7/20/2018	\$588.77
<u>46417</u>	Orkin Commercial Services	7/20/2018	\$120.50
<u>46418</u>	Parametrix, Inc.	7/20/2018	\$7,120.00
<u>46419</u>	Pavlo Derevyanyy	7/20/2018	\$30.50
<u>46420</u>	Public Safety Testing, Inc	7/20/2018	\$203.00
<u>46421</u>	Puget Sound Clean Air Agency	7/20/2018	\$858.00
<u>46422</u>	Renfred or Tamera Kapule	7/20/2018	\$47.06
<u>46423</u>	Republic Services, Inc. #176	7/20/2018	\$695.20
<u>46424</u>	Robert Eickmeyer	7/20/2018	\$763.00
<u>46425</u>	Severson's Building Maint	7/20/2018	\$1,550.00
<u>46426</u>	Shred-It USA	7/20/2018	\$61.55
<u>46427</u>	Sound Uniform Solutions/Bratwear	7/20/2018	\$588.07
<u>46428</u>	VenTek International	7/20/2018	\$90.00
<u>46429</u>	Voice of The Valley	7/20/2018	\$300.00
<u>46430</u>	Washington State Dept. of Corrections	7/20/2018	\$45.00

<u>46431</u>	Washington State Patrol	7/20/2018	\$624.00
<u>46432</u>	Washington State Treasurer	7/20/2018	\$9,576.54
<u>46433</u>	Washington State Treasurer	7/20/2018	\$238.50
<u>EFT Payment 06/01/2018 3:59:18 PM - 1</u>	Dept of Licensing-Firearms Online	6/1/2018	\$18.00
<u>EFT Payment 06/01/2018 3:59:18 PM - 2</u>	U.S. Postal Service (Black Diamond)	6/1/2018	\$332.97
<u>EFT Payment 06/04/2018 4:03:32 PM - 1</u>	Vantive Holding, LLC / Merchant Card Services	6/4/2018	\$43.78
<u>EFT Payment 06/04/2018 4:03:08 PM - 1</u>	Dept of Licensing-Firearms Online	6/4/2018	\$143.00
<u>EFT Payment 06/08/2018 4:03:55 PM - 1</u>	Invoice Cloud	6/8/2018	\$114.90
<u>EFT Payment 06/11/2018 4:58:03 PM - 1</u>	First Bankcard	6/11/2018	\$6,604.11
<u>EFT Payment 06/12/2018 4:10:09 PM - 1</u>	Dept of Licensing-Firearms Online	6/12/2018	\$18.00
<u>EFT Payment 06/12/2018 4:10:09 PM - 2</u>	Vantive Holding, LLC / Merchant Card Services	6/12/2018	\$218.10
<u>EFT Payment 06/18/2018 4:22:24 PM - 1</u>	Dept of Licensing-Firearms Online	6/18/2018	\$132.00
<u>EFT Payment 06/20/2018 4:22:39 PM - 1</u>	US Bank Equipment Finance	6/20/2018	\$1,471.37
<u>EFT Payment 06/21/2018 4:22:54 PM - 1</u>	Washington State Department of Revenue	6/21/2018	\$3,732.97
<u>EFT Payment 06/25/2018 4:24:10 PM - 1</u>	Dept of Licensing-Firearms Online	6/25/2018	\$21.00
		Total	\$234,913.03

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
Dept of Licensing-Firearms Online					
	EFT Payment 06/01/2018 3:59:18 PM - 1		6/1/2018	2018 - June - June EFT Batch for 07/19 Council	
	060118 DLFO				
		05/29/18 CPLS			
		633-000-000-589-90-00-11		Concealed Pistol License	
	Total 060118 DLFO				\$18.00
	Total EFT Payment 06/01/2018 3:59:18 PM - 1				\$18.00
	EFT Payment 06/04/2018 4:03:08 PM - 1		6/4/2018	2018 - June - June EFT Batch for 07/19 Council	\$18.00
	060418 DLFO				
		05/30/18 CPLS			
		633-000-000-589-90-00-11		Concealed Pistol License	
	Total 060418 DLFO				\$143.00
	Total EFT Payment 06/04/2018 4:03:08 PM - 1				\$143.00
	EFT Payment 06/12/2018 4:10:09 PM - 1		6/12/2018	2018 - June - June EFT Batch for 07/19 Council	\$143.00
	061218 DLFO				
		06/06/18 CPLS			
		633-000-000-589-90-00-11		Concealed Pistol License	
	Total 061218 DLFO				\$18.00
	Total EFT Payment 06/12/2018 4:10:09 PM - 1				\$18.00
	EFT Payment 06/18/2018 4:22:24 PM - 1		6/18/2018	2018 - June - June EFT Batch for 07/19 Council	\$18.00
	061818 DLFO				
		06/13/18 CPLS			
		633-000-000-589-90-00-11		Concealed Pistol License	
	Total 061818 DLFO				\$132.00
	Total EFT Payment 06/18/2018 4:22:24 PM - 1				\$132.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
2018 - June EFT Batch for 07/19 Council					
EFT Payment 06/25/2018 4:24:10 PM - 1	062518 DLFO	06/25/2018	633-000-000-589-90-00-11	DOL- Firearms EFT Payments	\$21.00
			Concealed Pistol License		\$21.00
					\$332.00
Total 062518 DLFO					
Total EFT Payment 06/25/2018 4:24:10 PM - 1					
Total Dept of Licensing-Firearms Online					
First Bankcard					
EFT Payment 06/11/2018 4:58:03 PM - 1	Chatterson 4096 061118	6/11/2018		2018 - June EFT Batch for 07/19 Council	
	PD				
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$19.81
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$19.81
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$19.81
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$19.81
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$16.62
	001-000-216-521-10-43-00		Lodging	Lodging, Meals & Mileage	\$347.60
	001-000-216-521-10-43-00		Meal: Dinner	Lodging, Meals & Mileage	\$30.61
					\$474.07
Total Chatterson 4096 061118					
EFT Payment 06/11/2018 4:58:03 PM - 1	Colagiovani 8699 061118	6/11/2018		2018 - June EFT Batch for 07/19 Council	
	PD				
	001-000-210-521-10-31-00		Office Supplies	PD-Operating Supplies	\$124.52
	001-000-210-521-10-48-01		Vehicle Maint	PD-Vehicle Maintenance & Repair	\$24.42
	001-000-214-521-20-48-04		Monthly 2 Factor Authentication	NetMotion Maintenance Mobile Units	\$60.00
					\$208.94
Total Colagiovani 8699 061118					

Vendor

Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
			Name	Amount
		Account Number	Title	
EFT Payment 06/11/2018 4:58:03				
PM - 1				
Dal Santo 9871 061118				
PW				
		6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
		101-000-000-544-90-31-00	PW Clearing Acct-Supplies	\$383.93
		Landscape Blocks		
		101-000-000-544-90-31-00	PW Clearing Acct-Supplies	(\$16.30)
		Landscape Blocks(returned)		
		101-000-000-544-90-31-00	PW Clearing Acct-Supplies	\$190.23
		Landscape Blocks		
		Total Dal Santo 9871 061118		\$557.86
EFT Payment 06/11/2018 4:58:03				
PM - 1				
Esping 1117 061118				
PW				
		6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
		001-000-180-518-50-49-03	Bank Merch CC Fees	\$39.00
		Finance Charge		
		001-000-181-518-30-31-00	Office & Operating Supplies	\$47.98
		Council Chambers Clock		
		001-000-181-518-30-31-04	Uniforms	\$16.45
		Cell Phone Holder		
		001-000-181-518-30-48-00	Facility-Vehicle Mtc. & Repair	\$380.45
		Seat Repair		
		001-000-191-525-60-31-00	Emergency Management Supplies	\$57.53
		Flashlight Supplies		
		001-000-210-521-10-31-00	PD-Operating Supplies	\$141.33
		Phillips Heart Start Cartridges		
		001-000-254-518-20-48-96	Bldg Maint Alloc	\$15.39
		Floor Wire Cover		
		101-000-000-544-90-48-01	PW Clearing-shared Shop Cost	\$53.18
		PW Shop Supplies		
		101-000-000-544-90-48-01	PW Clearing-shared Shop Cost	\$134.49
		PW Shop Supplies		
		101-000-000-544-90-48-02	PW Clearing- Shared Veh/Equip Maint	\$13.00
		Vehicle Wash/Wax		
		310-000-011-594-18-64-00	General Government Technology	\$597.29
		310-000-011-594-18-64-00	General Government Technology	\$38.54
		IT: Wire for PD/Shop		
		310-000-011-594-21-64-03	Police Technology & Other	\$38.54
		IT: Wire for PD/Shop		
		Total Esping 1117 061118		\$1,573.17

Vendor

Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Hanis 7970 061118	PW		
	407-000-000-535-80-49-04	Miscellaneous	\$28.00
	King County Archives		
Total Hanis 7970 061118			\$28.00
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Henrich 2417 061118	PD		
	001-000-210-521-10-31-00	PD-Operating Supplies	\$17.37
	Taser Cleaning: Swabs		
	001-000-210-521-10-31-00	PD-Operating Supplies	\$94.15
	001-000-210-521-10-31-00	PD-Operating Supplies	\$88.47
	001-000-210-521-10-31-00	PD-Operating Supplies	\$15.19
	Taser Cleaning: Disinfectant		
	001-000-210-521-10-48-01	PD-Vehicle Maintenance & Repair	\$4.79
	Vehicle Part		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$20.00
	Training: Parking		
Total Henrich 2417 061118			\$239.97
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Keller 1441 061118	PD		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$37.01
	Fuel		
Total Keller 1441 061118			\$37.01
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Kiblinger 7389 061118	PD		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$151.82
	Lodging		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$28.12
	Meal: Dinner		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$25.31
	Meal: Lunch		
	001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$58.07
	Fuel		
Total Kiblinger 7389 061118			\$263.32

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
	EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
	Lynch 4138 061118	PD		
		001-000-215-521-10-43-00	Lodging, Meals & Mileage VRF	\$20.00
		Parking: Training Class		
		001-000-216-521-30-31-00	DARE Supplies	\$507.42
		Shirts & Certificates		
	Total Lynch 4138 061118			\$527.42
	EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
	Martinez 4360 061118	Clrk		
		001-000-110-511-60-49-00	Training and Workshops	\$45.00
		SCA Networking Dinner: E. Stout		
		001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$25.31
		Meal: Dinner		
		001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$141.82
		Lodging		
		001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$16.19
		Meal: Lunch		
		001-000-216-521-10-43-00	Lodging, Meals & Mileage	\$37.08
		Meal: Dinner		
		310-000-025-558-60-41-00	Comp Plan Update-Prof Svs	\$41.25
		CD: Community Open House		
		310-000-025-558-60-41-00	Comp Plan Update-Prof Svs	\$36.82
		CD: Community Open House		
		310-000-025-558-60-41-00	Comp Plan Update-Prof Svs	\$35.45
		CD: Community Open House		
	Total Martinez 4360 061118			\$378.92
	EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
	McGraw 9074 061118	PD		
		001-000-210-521-10-31-00	PD-Operating Supplies	\$84.62
		Evidence Bags		
		001-000-214-521-20-42-03	Police Postage	\$9.70
		Postage: Mail Evidence		
	Total McGraw 9074 061118			\$94.32

Vendor

Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Miller 9913 061118			
Fin			
	001-000-137-514-21-49-01	Workshops and Training	\$625.00
	001-000-137-514-21-49-01	NW Clerks Conf. Registration: K. Allen	\$525.00
		NW Clerks Conf. Meals & Lodging: K. Allen	\$1,150.00
Total Miller 9913 061118			
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
O'Neill 8528 061118			
Fin			
	001-000-140-514-23-43-00	WPTA 2018 Conference, Fuel	\$15.40
	001-000-140-514-23-43-00	Lodging, Meals & Mileage	\$18.41
	001-000-140-514-23-43-00	WPTA 2018 Conference, Meal: Dinner	\$9.72
	001-000-140-514-23-43-00	Lodging, Meals & Mileage	\$10.80
	001-000-140-514-23-43-00	WPTA 2018 Conference, Meal: Dinner	\$28.77
	001-000-140-514-23-43-00	Lodging, Meals & Mileage	\$400.32
	001-000-140-514-23-43-00	WPTA 2018 Conference, Fuel	\$9.02
	001-000-140-514-23-43-00	Lodging, Meals & Mileage	\$8.01
	001-000-140-514-23-43-00	WPTA 2018 Conference, Meal: Lunch	\$500.45
	001-000-140-514-23-43-00	Lodging, Meals & Mileage	
	001-000-140-514-23-43-00	WPTA 2018 Conference, Meal: Breakfast	
Total O'Neill 8528 061118			
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Redd 5176 061118			
MDRT			
	001-000-246-558-70-42-00	Postage	\$150.00
		MDRT Mailing	\$150.00
Total Redd 5176 061118			
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Reed 3197 061118			
IT			
	001-000-180-518-50-49-00	Miscellaneous	\$24.19
		MDRT Case for iPad	

Vendor

Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
	001-000-240-558-51-41-05	Permit Software Maintenance	\$119.98
	310-000-011-594-18-64-00	Certificate for PermitTrax General Government Technology	\$15.39
	310-000-011-594-18-64-00	CH Case for iPad General Government Technology	\$65.95
	310-000-011-594-18-64-00	Laser Pointer General Government Technology	\$24.19
	310-000-011-594-18-64-00	CD Case for iPad General Government Technology	\$24.18
	310-000-011-594-18-64-00	Misc iPhone Cases General Government Technology	\$16.47
	310-000-011-594-21-64-03	Misc Memory Supplies Police Technology & Other	\$15.39
	310-000-011-594-21-64-03	PD Case for iPad	\$305.74
Total Reed 3197 061118			
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Williamson 7508 061118			
MDRT			
	001-000-246-558-70-32-00	Fuel	\$47.21
Total Williamson 7508 061118			
EFT Payment 06/11/2018 4:58:03 PM - 1	6/11/2018	2018 - June - June EFT Batch for 07/19 Council	
Wright 3149 061118			
CD			
	001-000-240-558-51-31-00	Office & Operating Supplies	\$53.76
	001-000-240-558-51-49-05	Correction Notice Bank Analysis Fees/Merch CC Fees	\$13.95
		Fraudulent Charge: See Attached	\$67.71
Total Wright 3149 061118			
Total EFT Payment 06/11/2018 4:58:03 PM - 1			\$6,604.11
Total First Bankcard			
Invoice Cloud			
EFT Payment 06/08/2018 4:03:55 PM - 1	6/8/2018	2018 - June - June EFT Batch for 07/19 Council	
774-2018_5			
May 2018 Charges			
	401-000-000-534-80-49-50	Bank Analysis Fees/Merch CC/ Lien Fees	\$52.85
	Water		
	407-000-000-535-80-49-50	Bank Analysis Fees/Merch CC/ Lien Fees	\$52.85
	Sewer		

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
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410-000-000-531-10-49-50	Storm	Bank Analysis Fees/Merch CC/ Lien Fees			\$9.20
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Total 774-2018_5
Total EFT Payment 06/08/2018 4:03:55 PM - 1
Total Invoice Cloud

U.S. Postal Service (Black Diamond)
EFT Payment 06/01/2018 3:59:18 PM - 2

060118 USPS BD	6/1/2018	2018 - June - June EFT Batch for 07/19 Council			
May Utility Billing Postage					
401-000-000-534-80-42-01		Postage			\$153.17
407-000-000-535-80-42-01		Postage			\$153.17
410-000-000-531-10-42-01		Postage			\$26.63

Total 060118 USPS BD
Total EFT Payment 06/01/2018 3:59:18 PM - 2
Total U.S. Postal Service (Black Diamond)

US Bank Equipment Finance
EFT Payment 06/20/2018 4:22:39 PM - 1

356907071	6/20/2018	2018 - June - June EFT Batch for 07/19 Council			
05/20-06/20 Copier Rental					
001-000-210-521-10-45-00		PD-Lease Payments - US Bank/Copier			\$193.03
Pool 2 - PD					
001-000-248-518-20-45-03		MDRT-Copier Costs			\$193.03
Pool 2 - MDRT					
001-000-254-518-20-45-04		Facilities Copier Maint Lease			\$960.82
Pool 1 - CH					
001-000-254-518-20-45-04		Facilities Copier Maint Lease			\$0.69
Sales & Use Tax					
001-000-254-518-20-45-04		Facilities Copier Maint Lease			\$115.80
Sales & Use Tax					
001-000-254-518-20-45-04		Facilities Copier Maint Lease			\$8.00
Supply Freight					

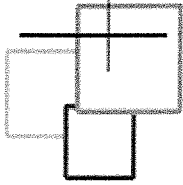
Total 356907071
Total EFT Payment 06/20/2018 4:22:39 PM - 1
Total US Bank Equipment Finance

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	
Vantive Holding, LLC / Merchant Card Services	EFT Payment 06/04/2018 4:03:32				
	PM - 1				
	060418 CH CC		6/4/2018	2018 - June - June EFT Batch for 07/19 Council	
	May 2018 Transaction Fees				
	001-000-180-518-50-49-03			Bank Merch CC Fees	\$12.06
	City Hall 3633				
	Total 060418 CH CC				\$12.06
	EFT Payment 06/04/2018 4:03:32				
	PM - 1				
	060418 PD CC		6/4/2018	2018 - June - June EFT Batch for 07/19 Council	
	May 2018 Transaction Fees				
	001-000-210-521-10-49-04			PD-Bank Analysis Fees/Merch CC Fees	\$31.72
	Police 4375				
	Total 060418 PD CC				\$31.72
	EFT Payment 06/12/2018 4:10:09				
	PM - 2				
	061218 CH CC		7/9/2018	2018 - June - June EFT Batch for 07/19 Council	
	May 2018 Monthly Fees				
	001-000-180-518-50-49-03			Bank Merch CC Fees	\$51.28
	City Hall 3633				
Total 061218 CH CC				\$51.28	
EFT Payment 06/12/2018 4:10:09					
PM - 2					
061218 LS CC		7/9/2018	2018 - June - June EFT Batch for 07/19 Council		
May 2018 Monthly Fees					
001-000-270-576-80-49-01			Bank Analysis Fees/Merch CC Fees	\$95.96	
Lake Sawyer Parking 2758					
Total 061218 LS CC				\$95.96	
EFT Payment 06/12/2018 4:10:09					
PM - 2					
061218 PD CC		7/9/2018	2018 - June - June EFT Batch for 07/19 Council		
May 2018 Monthly Fees					
001-000-210-521-10-49-04			PD-Bank Analysis Fees/Merch CC Fees	\$70.86	
Police 4375					
Total 061218 PD CC				\$70.86	
EFT Payment 06/12/2018 4:10:09 PM - 2					
Total Vantive Holding, LLC / Merchant Card Services				\$218.10	
				\$261.88	

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Title	Void Amount
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Washington State Department of Revenue						
EFT Payment 06/21/2018 4:22:54						
PM - 1						
062118 DOR			6/21/2018	2018 - June - June EFT Batch for 07/19 Council		
May Excise Tax Return						
001-000-280-536-20-54-00				Cemetery Sales Excise Tax		\$5.25
401-000-000-534-80-44-01				State of WA Utility Excise Tax		\$2,662.54
401-000-000-534-80-44-01				State of WA Utility Excise Tax		\$53.91
407-000-000-535-80-44-01				State of WA Excise Tax		\$2,274.73
407-000-000-535-80-44-01				State of WA Excise Tax		(\$1,742.56)
Deduction for Metro Payment						
407-000-000-535-80-44-01				State of WA Excise Tax		\$2.07
410-000-000-531-10-44-01				State of Wa Excise Tax		\$477.03
Total 062118 DOR						\$3,732.97
Total EFT Payment 06/21/2018 4:22:54 PM - 1						\$3,732.97
Total Washington State Department of Revenue						\$3,732.97
Vendor Count			7	Grand Total		\$12,850.20

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	
ADT Security Services (PA)					
46390	664764215	07/12-08/11 Security Services	6/25/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-248-518-20-49-02		MDRT Bldg Security Costs	\$19.46
		001-000-254-518-20-49-00		Facilities Security	\$29.18
		Total 664764215			\$48.64
Total 46390					\$48.64
Total ADT Security Services (PA)					\$48.64
Axon Enterprise, Inc.					
46391	SI-1541382	Year 3 Billing	6/27/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-210-521-10-35-00		PD-Firearms Program	\$860.11
		Total SI-1541382			\$860.11
Total 46391					\$860.11
Total Axon Enterprise, Inc.					\$860.11
BHC Consultants, LLC					
46392	0010029	05/26-06/22 Professional Services	7/3/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-257-558-70-49-01		MDRT Bldg Ins/Bld Off/Plan Exam Expense	\$2,737.50
		MDRT Commercial Review			
		Total 0010029			\$2,737.50
46392	0010031	05/26-06/22 Professional Services	7/3/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-240-558-51-41-03		CD-Bldg /Code Inspc. Svs	\$13,292.89

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name	Amount

	Total 0010031			Building Inspection Services	
Total BHC Consultants, LLC	Total 46392				\$13,292.89
Bitco Software LLC					\$16,030.39
	46393	819 B	7/2/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
			2018 PermitTrax Users Conference		
			001-000-240-558-51-49-00	Training	\$175.00
			D. Wright		
Total Bitco Software LLC	Total 819 B				\$175.00
Black Diamond Auto Parts					\$175.00
	46394	430005	6/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
			PD Auto Parts		
			001-000-210-521-10-48-01	PD-Vehicle Maintenance & Repair	\$10.03
Total Black Diamond Auto Parts	Total 430005				\$10.03
Black Diamond Royal Towing					\$10.03
	46395	28071	4/26/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
			First Time Receiving		
			001-000-246-558-70-48-00	Vehicle Repair & Maintenance	\$228.06
			MDRT Towing		
	Total 28071				\$228.06

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount

46395	28269		7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-210-521-10-49-06		PD-Towing Services	\$135.75
	Total 28269				\$135.75
	Total 46395				\$363.81
	Total Black Diamond Royal Towing				\$363.81

46396	062818 COBD		6/28/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		June 2018 Utility Bills			
		001-000-212-521-50-47-01		Water	\$50.35
		001-000-212-521-50-47-02		Sewer	\$65.24
		001-000-212-521-50-47-03		Stormwater	\$80.00
		001-000-248-518-20-47-01		MDRT BD Wtr, Swr, Storm	\$54.07
		001-000-254-518-20-47-00		Facilities-Utilities	\$81.10
		001-000-270-575-30-47-01		Museum Water/Sewer/Storm	\$32.00
		001-000-270-575-30-47-01		Museum Water/Sewer/Storm	\$284.70
		001-000-270-575-51-47-01		Gym-Stormwater	\$32.00
		001-000-270-575-51-47-02		Gym-Sewer	\$65.24
		001-000-270-575-51-47-03		Gym-Water	\$66.33
		001-000-270-576-80-47-01		Water	\$35.63
		001-000-270-576-80-47-01		Water	\$3.40
		001-000-270-576-80-47-01		Water	\$108.08
		001-000-270-576-80-47-02		Sewer	\$5.22
		001-000-270-576-80-47-03		Stormwater	\$96.00
		1399.2 Boat Launch-Storm			

Vendor

Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
Account Number		Title	
001-000-270-576-80-47-03		Stormwater	\$11.52
1045.0 PW Shops-Storm			
001-000-280-536-20-47-01		Water	\$0.85
1045.0 PW Shops-Water			
001-000-280-536-20-47-01		Water	\$36.02
1457.0 Cemetery-Water			
001-000-280-536-20-47-02		Sewer	\$1.30
1045.0 PW Shops-Sewer			
001-000-280-536-20-47-03		Stormwater	\$2.88
1045.0 PW Shops-Storm			
001-000-530-522-10-47-01		Water	\$37.67
2200.0 Fire Dept-Water			
001-000-530-522-10-47-02		Sewer	\$65.24
2200.0 Fire Dept-Sewer			
001-000-530-522-10-47-03		Stormwater	\$40.00
1399.4 Fire Dept.-Storm			
101-000-000-543-31-47-01		Water	\$69.50
2983.0 Railroad Ave Irrig.			
101-000-000-543-31-47-01		Water	\$6.41
1045.0 PW Shops-Water			
101-000-000-543-31-47-02		Sewer	\$9.79
1045.0 PW Shops-Sewer			
101-000-000-543-31-47-03		Stormwater	\$21.60
1045.0 PW Shops-Storm			
401-000-000-534-80-47-01		Water	\$10.68
1045.0 PW Shops-Water			
401-000-000-534-80-47-02		Sewer	\$16.31
1045.0 PW Shops-Sewer			
401-000-000-534-80-47-03		Stormwater	\$36.00
1045.0 PW Shops-Storm			
407-000-000-535-80-47-01		Water	\$10.68
1045.0 PW Shops-Water			
407-000-000-535-80-47-02		Sewer	\$16.31
1045.0 PW Shops-Sewer			
407-000-000-535-80-47-03		Stormwater	\$96.00
1399.3 Sewer Lagoon-Storm			
407-000-000-535-80-47-03		Stormwater	\$36.00
1045.0 PW Shops-Storm			
410-000-000-531-10-47-01		Water	\$10.68
1045.0 PW Shops-Water			
410-000-000-531-10-47-02		Sewer	\$16.31
1045.0 PW Shops-Sewer			

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	
		410-000-000-531-10-47-03		Stormwater	\$36.00
		1045.0 PW Shops-Storm			
	Total 062818 COBD				
Total 46396					\$1,647.11
Total City of Black Diamond					\$1,647.11
					\$1,647.11
City of Issaquah					
46397			6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	04-50008628				
		Jail Services May, 2018			
		001-000-211-523-60-49-00		Jail Costs	\$1,358.00
		Number of days 14			
	Total 04-50008628				
Total 46397					\$1,358.00
Total City of Issaquah					\$1,358.00
Comcast (34744)					\$1,358.00
46398			6/26/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	0125628 062618				
		07/05-08/04 Services			
		001-000-248-518-20-42-00		MDRT Telephone, Fax, Internet costs	\$96.46
		MDRT Internet Act 8498 34 014 0125628			
		001-000-254-518-20-42-00		Facilities-Telephones	\$144.68
		City Hall Internet Act 8498 34 014 0125628			
	Total 0125628 062618				\$241.14
Total 46398					\$241.14
Total Comcast (34744)					\$241.14
Comcast (PA)					\$241.14
46399			7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	66926012				
		Jul 2018 Services			
		001-000-248-518-20-42-00		MDRT Telephone, Fax, Internet costs	\$55.22
		001-000-254-518-20-42-00		Facilities-Telephones	\$236.68
		101-000-000-542-90-42-01		Telephone/DSL/Radios	\$25.64
		401-000-000-534-80-42-00		Telephone/DSL/Radios	\$25.64
		407-000-000-535-80-42-00		Telephone/DSL/Radios	\$25.64

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	
HWA GeoSciences Inc.					
46403	28434	06/04-06/29 Services	6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-257-558-70-41-05		MDRT Geotech	
Total 46403	Total 28434				\$1,000.00
Total HWA GeoSciences Inc.					\$1,000.00
Jo Ellen or William Lewis					\$1,000.00
46404	070118 JWL	Water Refund Acct. 2453.0	7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		401-000-000-343-40-00-01		Water Charges	
		New Owner Effective 07/01/18			\$17.80
Total 070118 JWL					\$17.80
Total 46404					\$17.80
Total Jo Ellen or William Lewis					\$17.80
Johnsons Home & Garden					\$17.80
46405	427758	Parks: Buoys	7/2/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-270-576-80-31-03		Parks Operating Supplies	
Total 427758					\$48.10
46405	427802	Parks: Operating	7/3/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-270-576-80-31-03		Parks Operating Supplies	
Total 427802					\$21.71
46405	427803	Marine: Maint & Repair	7/3/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		001-000-215-521-14-48-00		Marine Grt-Repair & Mtc.	
Total 427803					\$64.03

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

46405	427846	7/5/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		CH: Operating			
		001-000-254-518-20-31-00	Facilities Operating Supplies		\$25.03
	Total 427846				\$25.03
46405	427888	7/6/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Events			
		001-000-270-576-80-31-10	Community Event Supplies		\$53.42
	Total 427888				\$53.42
46405	427908	7/7/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Events			
		001-000-270-576-80-31-10	Community Event Supplies		\$11.72
	Total 427908				\$11.72
Total 46405					\$224.01
Total Johnsons Home & Garden					\$224.01
Karen or Glen Parker					\$224.01
46406	070118 KGP	7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Water Refund Acct 3845.0			
		401-000-000-343-40-00-01	Water Charges		\$38.97
		New Owner Effective 07/01/18			
	Total 070118 KGP				\$38.97
Total 46406					\$38.97
Total Karen or Glen Parker					\$38.97
Katherine Allen					\$38.97
46407	061518 KA	6/15/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Employee Reimbursement			
		001-000-137-514-21-43-00	Lodging, Meals & Mileage		\$31.61
		Mileage: 6/10-6/15			
		001-000-137-514-21-43-00	Lodging, Meals & Mileage		\$31.87

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name	Amount
				Title	

Meal: Dinner					
Total 061518 KA					
Total 46407					
Total Katherine Allen					
Kenyon Disend, PLLC					
46408	187272	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Capital Projects			
		310-000-004-595-62-63-02		Ginder Creek Trail	\$1,050.42
		408-000-014-594-35-64-00		Sewer Telemetry	\$522.00
	Total 187272				\$1,572.42
46408	187273	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		PDR Requests			
		001-000-150-515-30-41-17		Legal Costs-Public Disc/Oth	\$1,054.00
	Total 187273				\$1,054.00
46408	187274	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		General City Services			
		001-000-150-515-30-41-01		Legal Services-General Govt	\$919.11
		101-000-000-543-30-41-05		Legal Costs	\$204.25
		401-000-000-534-80-41-04		Legal Svcs	\$306.37
		407-000-000-535-80-41-09		Legal Costs	\$306.37
		410-000-000-531-10-41-01		Legal Costs	\$306.37
	Total 187274				\$2,042.47
46408	187275	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		MDRT			
		001-000-257-558-70-41-00		MDRT Legal Services	\$3,252.50
	Total 187275				\$3,252.50
Total 46408					\$7,921.39
Total Kenyon Disend, PLLC					\$7,921.39

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
King County Finance - Wastewater Treat Div.					
46409	30024310		7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	Total 30024310	407-000-000-535-80-41-04		Metro Sewer Charges	\$47,757.60
Total 46409					\$47,757.60
Total King County Finance - Wastewater Treat Div.					
King County Finance - Water & Land Resources Div.					
46410	92408		7/2/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	Total 92408	01/01-06/30 Services			\$2,646.44
		410-000-000-531-10-49-10		K/C Storm-billing & Rec. Svs	\$2,646.44
Total 46410					\$2,646.44
Total King County Finance - Water & Land Resources Div.					
King County Fire District #44					
46411	CBD18-102		7/2/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	Total CBD18-102	Pierce Saber Fire Engine Repair			\$1,411.80
		001-000-530-522-10-48-00		Repair & Mtc. of Bldg & Equip.	\$1,411.80
Total 46411					\$1,411.80
Total King County Fire District #44					
King County Prosecuting Attorney					
46412	063018 KCPA		6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		Jun 2018 Court Remittance			\$129.47
		633-000-000-589-90-00-05		Due to Agency-Treasurers Trust Court	\$129.47
		Crime Victims			\$129.47
Total 46412					\$129.47
Total King County Prosecuting Attorney					

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
King County Radio Comm Services				
	46413	6/28/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	13560	Jun 2018 Services		
		001-000-214-521-20-41-03	K/C 800 Mhz Radio Costs	\$1,609.45
	Total 13560			\$1,609.45
Total 46413				\$1,609.45
Total King County Radio Comm Services				
Language Line Services, Inc.				
	46414	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	4351199	PD Interpretation		
		001-000-211-523-60-49-00	Jail Costs	\$22.54
	Total 4351199			\$22.54
Total 46414				\$22.54
Total Language Line Services, Inc.				
Modular Space Corporation				
	46415	6/27/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	502492091	Jul 2018 MDRT Modular Lease		
		001-000-248-518-20-45-01	MDRT-Bldg Rental-Modspace	\$1,958.06
	Total 502492091			\$1,958.06
46415				
	502492103	6/27/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		Jul 2018 CD/PW Modular Lease		
		001-000-254-518-20-45-01	Facilities-Bldg Rental/Modspace	\$3,454.57
	Total 502492103			\$3,454.57
Total 46415				\$5,412.63
Total Modular Space Corporation				
Office Products Nationwide				
	46416	6/22/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
	982294-0	001-000-210-521-10-31-00	PD-Operating Supplies	\$288.80
		PD Office Supplies		
	Total 982294-0			\$288.80

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
46416	983433-0	6/28/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-246-558-70-31-00	Office Supplies		\$137.54
	Total 983433-0				\$137.54
46416	983606-0	6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-120-512-50-31-00	Operating Supplies		\$61.61
	Total 983606-0				\$61.61
46416	983634-0	6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-180-518-50-31-99	Office Supplies CD Bldg Clearing		\$85.32
	Total 983634-0				\$85.32
46416	983875-0	6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-180-518-50-31-99	Office Supplies CD Bldg Clearing		\$15.50
	Total 983875-0				\$15.50
Total Office Products Nationwide					\$588.77
Orkin Commercial Services					\$588.77
46417	171597124	7/2/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Jul 2018 Services			
		001-000-248-518-20-49-01	MDRT Bldg Custodial Costs		\$31.33
		001-000-254-518-20-49-01	Facilities Bldg Custodial & Maint.		\$89.17
	Total 171597124				\$120.50
Total Orkin Commercial Services					\$120.50

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number	Name	Title	Amount
Parametrix, Inc.					
46418	02379	04/29-05/26 Services	2018 - July - 2nd Jul Batch for 07/19 Council		
		101-000-000-544-40-41-00			
		On-Call Civil Engineering			
	Total 02379				\$2,167.50
46418	02382	04/01-05/26 Services	2018 - July - 2nd Jul Batch for 07/19 Council		
		402-000-003-594-34-63-06			
		On-Call Civil Engineering			
	Total 02382				\$913.75
46418	02569	03/01-05/26 Services	2018 - July - 2nd Jul Batch for 07/19 Council		
		408-000-012-594-35-63-00			
		On-Call Survey			
	Total 02569				\$4,038.75
Total 46418					\$4,038.75
Total Parametrix, Inc.					\$7,120.00
Pavlo Derevyanyy					
46419	BLD18-0119	7/3/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		BLD Overpayment on Valuation Refund			
		001-000-240-322-10-00-00			
		001-000-240-345-83-00-00			
	Total BLD18-0119				\$15.25
Total 46419					\$15.25
Total Pavlo Derevyanyy					\$30.50
					\$30.50
					\$30.50

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	

Public Safety Testing, Inc

46420 2018-8360 7/6/2018 2018 - July - 2nd Jul Batch for 07/19 Council

Subscription Fees: Q2 Apr-Jun
001-000-213-521-10-41-00 Civil Service Testing

Total 2018-8360 \$203.00

Total 46420 \$203.00

Total Public Safety Testing, Inc \$203.00

Puget Sound Clean Air Agency

46421 18-021S 3rd Qtr 1/12/2018 2018 - July - 2nd Jul Batch for 07/19 Council

2018 Clean Air Assessment
001-000-182-553-70-41-00 PS Clean Air Assmt

Total 18-021S 3rd Qtr \$858.00

Total 46421 \$858.00

Total Puget Sound Clean Air Agency \$858.00

Renfred or Tamera Kapule

46422 070118 RTK 7/1/2018 2018 - July - 2nd Jul Batch for 07/19 Council

Water Refund Acct 3924.0
401-000-000-343-40-00-01 Water Charges
New Owner Effective 07/01/18

Total 070118 RTK \$47.06

Total 46422 \$47.06

Total Renfred or Tamera Kapule \$47.06

Republic Services, Inc. #176

46423 5406625 6/30/2018 2018 - July - 2nd Jul Batch for 07/19 Council

Jun 2018 Services
001-000-248-518-20-47-03 MDRT-Waste Disposal Costs
MDRT
001-000-254-518-20-47-01 Facilities-Waste Disposal
City Hall

Total 5406625 \$85.12

\$127.67

\$212.79

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
46423	5406939		6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		Jun 2018 Services			
		001-000-270-576-80-47-04	PW-Parks	Waste Disposal	\$10.78
		001-000-280-536-20-47-04	PW-Cemetery	Waste Disposal	\$5.39
		101-000-000-543-31-47-04	PW-Street	Waste Disposal	\$59.32
		401-000-000-534-80-47-04	PW-Water	Waste Disposal	\$64.71
		407-000-000-535-80-47-04	PW-Sewer	Waste Disposal	\$64.71
		410-000-000-531-10-47-04	PW-Drainage	Waste Disposal	\$64.71
		Total 5406939			\$269.62
46423	540793		6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		Jun 2018 Services			
		001-000-212-521-50-47-04	Police	Waste Disposal	\$212.79
		Total 540793			\$212.79
Total Republic Services, Inc. #176					\$695.20
Robert Eickmeyer					\$695.20
46424	BLD18-0088		6/29/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		Refund: No PW Reviews Necessary			
		001-000-240-345-89-20-02		PW-Review/Inspection Clearing Acct	\$138.00
		410-000-000-369-91-02-00		Stormwater ESC Plan Review Fee	\$35.00
		410-000-000-369-91-04-00		Stormwater Drainage Plan review Fee	\$138.00
		410-000-000-369-91-05-00		Stormwater ESC Insp Fee	\$176.00
		410-000-000-369-91-06-00		Storm Down Spout/Drain Insp Fee	\$138.00
		410-000-000-369-91-07-00		Stmw-Insp.Ftg/Drainage Fee	\$138.00
		Total BLD18-0088			\$763.00
Total 46424					\$763.00
Total Robert Eickmeyer					\$763.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

Severson's Building Maint

46425	732069	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-248-518-20-49-01	MDRT Bldg Custodial Costs		\$180.00
		001-000-254-518-20-49-01	MDRT Janitorial Services		\$720.00
			Facilities Bldg.Custodial & Maint.		
			City Hall/Com Dev Janitorial Services		\$900.00
	Total 732069				
46425	732070	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-212-521-50-41-03	Police Custodial Cost		\$500.00
			Police/Court Janitorial Services		\$500.00
	Total 732070				
46425	732071	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		001-000-270-575-51-48-00	Gym Facility Repair & Maintenance		\$150.00
			Gym Janitorial Services		\$150.00
	Total 732071				\$1,550.00
	Total 46425				\$1,550.00
	Total Severson's Building Maint				\$1,550.00
	Shred-It USA				
46426	8125003190	6/22/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
		Jun 2018 Services			
		001-000-120-512-50-49-04	Shredding Services		\$20.53
		001-000-180-518-50-49-04	Shredding Services		\$20.51
		001-000-210-521-10-49-05	PD-Shredding Services		\$20.51
	Total 8125003190				\$61.55
	Total 46426				\$61.55
	Total Shred-It USA				\$61.55

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
Sound Uniform Solutions/Bratwear					
	46427		7/7/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		201806B051			
		Total 201806B051	001-000-210-521-10-31-04	PD-Uniforms	\$588.07
	Total 46427				\$588.07
Total Sound Uniform Solutions/Bratwear					
VenTek International					
	46428		7/1/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		111785			
		Jun 2018 Services			
		001-000-270-576-80-41-02		Venue Pay Station	\$90.00
	Total 46428	Total 111785			\$90.00
Total VenTek International					
Voice of The Valley					
	46429		7/9/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		20658			
		CD Advertising			
		001-000-240-558-60-41-75		Advertising	\$300.00
	Total 46429	Total 20658			\$300.00
Total Voice of The Valley					
Washington State Dept. of Corrections					
	46430		6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council	
		0618.1-18-KCWC-HQ			
		Jun 2018 Charges			
		001-000-211-523-60-49-04		Work Crew Costs-State Exp	\$45.00
		3 days worked			
	Total 46430	Total 0618.1-18-KCWC-HQ			\$45.00
Total Washington State Dept. of Corrections					

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name	Title

Washington State Patrol

46431	00066789	6/15/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
	Apr-Jun 2018 Access User Fee				
	001-000-214-521-20-42-02		WSP Access		\$600.00
	Total 00066789				\$600.00
46431	I18008937	7/5/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
	Background Checks				
	633-000-000-589-90-00-06		Due to WSP-FBI Fingerprinting-Background		\$24.00
	Total I18008937				\$24.00
Total 46431					\$624.00
Total Washington State Patrol					\$624.00
Washington State Treasurer					
46432	063018 WST	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
	Jun 2018 Court Remittance				
	633-000-000-589-90-00-05		Due to Agency-Treasurers Trust Court		\$9,576.54
	Total 063018 WST				\$9,576.54
Total 46432					\$9,576.54
46433	063018 WST BLD	6/30/2018	2018 - July - 2nd Jul Batch for 07/19 Council		
	2nd Qtr Bld Fees				
	633-000-000-589-90-00-02		State Remit-Bldg Permit Fees		\$238.50
	Total 063018 WST BLD				\$238.50
Total 46433					\$9,815.04
Total Washington State Treasurer					
Vendor Count 43				Grand Total	\$222,062.83

City of Black Diamond

June 2018 Register

Number	Name	Fiscal Description	Amount
<u>19574</u>	Paper Paycheck	2018 - June - Month End	\$692.00
<u>19575</u>	Paper Paycheck	2018 - June - Month End	\$1,500.00
<u>19576</u>	Paper Paycheck	2018 - June - Month End	\$1,090.00
<u>19577</u>	Paper Paycheck	2018 - June - Month End	\$3,640.00
<u>19578</u>	Paper Paycheck	2018 - June - Month End	\$5,326.20
<u>19579</u>	Paper Paycheck	2018 - June - Month End	\$1,197.08
<u>19580</u>	Paper Paycheck	2018 - June - Month End	\$6,579.95
<u>19581</u>	Paper Paycheck	2018 - June - Month End	\$883.26
<u>19582</u>	Paper Paycheck	2018 - June - Month End	\$4,979.17
<u>19583</u>	Paper Paycheck	2018 - June - Month End	\$883.26
<u>19584</u>	Paper Paycheck	2018 - June - Month End	\$6,152.25
<u>19585</u>	Paper Paycheck	2018 - June - Month End	\$588.84
<u>19586</u>	AWC Sup Life	2018 - June - Month End	\$21.40
<u>19587</u>	BD Police Officers Association	2018 - June - Month End	\$840.00
<u>19588</u>	City of Black Diamond Flex	2018 - June - Month End	\$260.00
<u>19589</u>	Dept of Labor and Industries	2018 - June - Month End	\$3,258.35
<u>19590</u>	Employment Security Dept	2018 - June - Month End	\$498.65
<u>19591</u>	Joseph Kaufman Leoff 1	2018 - June - Month End	\$115.40
<u>19592</u>	Minnesota Child Support Payment Ctr	2018 - June - Month End	\$560.40
<u>19593</u>	Teamsters Local 117	2018 - June - Month End	\$1,819.39
<u>19594</u>	Trusted Plans Service CP LTD	2018 - June - Month End	\$1,035.63
<u>ACH June 2018 Aflac</u>	Aflac	2018 - June - Month End	\$214.64
<u>ACH June 2018 AWC Med Ins</u>	AWC Employee Benefit Trust	2018 - June - Month End	\$47,743.39
<u>ACH June 2018 Def Comp</u>	DOR - Deferred Comp	2018 - June - Month End	\$3,925.00
<u>ACH June 2018 Fed Taxes</u>	City of Black Diamond Taxes	2018 - June - Month End	\$63,663.88
<u>ACH June 2018 Retirement</u>	Dept of Retirement Systems	2018 - June - Month End	\$40,660.04
<u>Blakely Payout June 2018</u>	Direct Deposit	2018 - June - Month End	\$4,951.12
<u>June 2018 Chat Corr</u>	Direct Deposit	2018 - June - Month End	\$613.36
<u>Kemp Ross Correction June 18</u>	Direct Deposit	2018 - June - Month End	\$156.27
<u>June 2018 Draw</u>	Direct Deposit	2018 - June - Month End	\$33,485.00
<u>June 2018 Payroll</u>	Direct Deposit	2018 - June - Month End	\$108,154.39

\$345,488.32

I hereby certify that payroll and benefits have been processed and delivered as required under contract or legal obligation.

Finance
Director

Hayden Miller

Date 7-3-2018

BLACK DIAMOND CITY COUNCIL MINUTES

Special Meeting of July 25, 2018

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 7:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Oglesbee, Edelman, and Wisnoski.

ABSENT: Councilmember Stout (excused).

Staff present: Andrew Williamson, MDRT/Economic Development Director; May Miller, Finance Director; Fire Chief Barlow; Alexandria Kenyon, City Attorney, and Brenda L. Martinez, City Clerk.

AGENDA REVIEW AND APPROVAL:

Councilmember Edelman **moved** to adopt the agenda; **second** Councilmember Deady. Motion **passed** 4-0.

CONSENT AGENDA:

Councilmember Wisnoski **moved** to adopt the Consent Agenda; **second** Councilmember Edelman. Motion **passed** with all voting in favor (4-0). The Consent Agenda was approved as follows:

- 1) **Claim Checks** – June 21, 2018 – Check No. 46299 through 46348 and EFTs in the amount of \$220,095.00
- 2) **Payroll** – May 30, 2018 – Check No. 19556 through 19573 and ACHs in the amount of \$330,423.47
- 3) **Minutes** – Council Meeting of June 7, 2018
- 4) **AB18-063** – Resolution No. 18-1252 Accepting Easements from James Thompson for Utilities and Pedestrian Facilities on King County Parcel Number 112106-9045

PUBLIC COMMENTS:

Jenna Kaluza, OakPointe spoke to Council.

NEW BUSINESS:

5) AB18-061 – Resolution No. 18-1253 Adopting the Planning Calendar for the 2019 Budget Process

Finance Director Miller reported on this item.

Councilmember Deady **moved** to approve Resolution No. 18-1253, adopting the 2019 Budget planning process and calendar; **second** Councilmember Oglesbee. Motion **passed** with all voting in favor (4-0).

DEPARTMENT REPORTS:

Fire Department – Chief Barlow reported on the career side of the department as he spoke about the volunteer side at the last meeting. He shared that a firefighter turned in his resignation after serving the department for 21 years so there will be some movement within the department to fill the position. He stressed that the undergrowth is already very dry this year and urged caution as they have already received calls for undergrowth fires that have started.

MDRT – Director Williamson distributed to Council Ten Trails Phase 1A Division 2 Final Plat. He noted it is still in process and he is here tonight to give an update and would like Council to pass this on July 19th which would allow Councilmembers the time to review and ask questions. He noted the action on the 19th would be to approve or deny. He again invited Councilmembers to contact him with any questions or to schedule a tour.

MAYOR'S REPORT:

Mayor Benson reported attending Ken Blakley's retirement party and noted that tonight's meeting was due to the rescheduling of the June 21 meeting and reminded everyone that the July 5th regular business meeting of the City Council was cancelled.

COUNCIL REPORTS:

Councilmember Oglesbee reported attending the Black Diamond Labor Days meeting on the 13th, the Community Center Luau. She noted Miners Day is July 7 in the historic downtown area and invited everyone to come and enjoy the festivities. She also announced the next Labor Days meeting is July 27 at 6:30 p.m. at the Library.

Councilmember Deady reported attending the Enumclaw High School graduation as a parent and a Councilmember, the Community Center Luau, Boots and Badges, and DARE Graduation. She discussed that during a Public Safety Committee meeting the police department had concerns about people living or camping in city rights-of-way or public property. She noted City Clerk Martinez is gathering information from other municipalities about what they have adopted and her and Councilmember Oglesbee are asking that a special meeting be held on July 19th before the regular meeting at 6:00 p.m. for Council to discuss this. There was consensus to hold a special meeting on July 19th at 6:00 p.m.

Councilmember Wisnoski reported being busy doing family activities and is hoping to attend the Hometown Social at Ten Trails on Friday.

Councilmember Edelman reported attending the Boots and Badges basketball game, Public Works Committee meeting and vacationing in Alaska.

ATTORNEY REPORT: None

PUBLIC COMMENTS:

Andy Williamson, Black Diamond spoke to Council.

Gary Davis, Black Diamond spoke to Council.

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember Oglesbee **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (4-0).

The meeting ended at 7:22 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT:	Agenda Date: July 19, 2019 AB18-065	
Resolution adopting amendment to Interlocal Agreement with South Correctional Entity (SCORE) for inmate housing	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res – Barb Kincaid	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	X
Cost Impact (see also Fiscal Note): \$	Public Works – Seth Boettcher	
Fund Source: --	Court – Stephanie Metcalf	
Timeline:		
Agenda Placement: <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Two Councilmembers <input type="checkbox"/> Committee Chair <input type="checkbox"/> City Administrator		
Attachments: Resolution; Amendment		
SUMMARY STATEMENT: Currently the City uses SCORE as one of the facilities to house inmates. This is the yearly addendum for the bed rates which will be effective January 1, 2019. FISCAL NOTE (Finance Department): The 2019 rates will be included in the 2019 Budget.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 18-1254, authorizing the Mayor to execute the 2018 amendment to the Interlocal Agreement with South Correctional Entity (SCORE).		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
July 19, 2018		

RESOLUTION NO. 18-1254

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
AUTHORIZING 2018 ADDENDUM TO THE AGREEMENT
FOR JAIL SERVICES WITH SOUTH CORRECTIONAL
ENTITY (SCORE)**

WHEREAS, currently the City of Black Diamond contracts with South Correctional Entity (SCORE) as an option for jail services when booking offenders; and

WHEREAS, this Addendum sets the beds rates for 2019 with the effective date being January 1, 2019;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute the 2018 Amendment for Jail Services with South Correctional Entity (SCORE) substantially in the form attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF JULY 2018.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

AMENDMENT # _____ TO ORIGINAL AGREEMENT FOR INMATE HOUSING

THIS AMENDMENT TO INTERLOCAL AGREEMENT FOR INMATE HOUSING dated as of _____, **2018** (hereinafter "Amendment to Original Agreement") is made and entered into by and between the **South Correctional Entity**, a governmental administrative agency formed pursuant to RCW 39.34.030(3) ("SCORE") and _____ (hereinafter the "City" and together with SCORE, the "Parties" or individually a "Party"). This Amendment to Original Agreement is intended to supplement and amend that certain Agreement for Inmate Housing between the Parties dated _____, as it may have been previously amended (the "Original Agreement"). The Parties hereto mutually agree as follows:

1. **2019 Bed Rates.** Section 27 (Bed Rate) of the Original Agreement is hereby amended to include the following guaranteed and non-guaranteed bed rates for inmate housing:
Guaranteed Bed Rate: \$124.00 _____ No. of Guaranteed Beds
Non-Guaranteed Bed Rate: \$180.00 _____
2. **Effective Date; Execution.** The bed rates provided for in Section 1 of this Amendment to Original Agreement shall become effective **January 1, 2019**. This Amendment to Original Agreement may be executed in any number of counterparts.
3. **Ratification and Confirmation.** All other terms and conditions of the Original Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Parties have executed this Amendment to Original Agreement as of the date first mentioned above.

Agency Name:

South Correctional Entity (SCORE)

By: _____
(Signature)

By: _____
(Signature)

Name: _____

Name: _____

Title: _____

Title: Executive Director

Date: _____

Date: _____

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution authorizing the Mayor to execute the City's written final plat approval for The Villages MPD, Ten Trails Phase 1A – Division 2 Final Plat	Agenda Date: July 19, 2018	
	AB18-066	
	Mayor – Carol Benson	
	City Administrator –	
	City Attorney – David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res –	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	X
Cost Impact (see also Fiscal Note): None	Police – Chief Kiblinger	
Fund Source: n/a	Public Works – Seth Boettcher	
Timeline:	Court – Stephanie Metcalf	
Agenda Placement: <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Two Councilmembers <input type="checkbox"/> Committee Chair <input type="checkbox"/> City Administrator		
Attachments: Proposed Resolution; Staff Report; Plat Map; Performance and Maintenance Bonds (exhibit within Staff Report).		
SUMMARY STATEMENT: <p>The Villages (also referred to as “Ten Trails”) Phase 1A – Division 2 is a 117 -lot plat that was granted Preliminary Approval under City File Number PLN11-0001. The plat is located within The Villages Master Planned Development Phase 1A and is zoned Master Planned Development (MPD). The owners, Oakpointe / CCD Black Diamond LLC, have completed the preliminary plat requirements and now are requesting final plat approval. Staff has worked with the applicants to ensure preliminary requirements have been met. Staff's written findings and recommendation for approval are documented in a Staff Report for City Council's review. If the Council determines that the final plat conforms to all terms of the preliminary plat approval set forth by the Hearing Examiner and that adequate bonds have been posted, then by resolution, it shall accept staff's written findings and authorize the Mayor to execute the final plat approval by entering the City's written approval on the face of the plat.</p>		
FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: Motion to adopt a Resolution No. 18-1255, approving the final plat for Ten Trails Phase 1A Division 2 (PLN18-0034); setting forth supportive findings and fixing a time when the final plat shall become effective.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 25, 2018	MDRT Department Report	
July 19, 2018		

RESOLUTION NO. 18-1255

A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR TEN TRAILS (F/K/A “THE VILLAGES”) PP1A DIVISION 2 SUBDIVISION

WHEREAS, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development (“MPD”) permit for applicant CCD Black Diamond Partners LLC’s (“Oakpointe”), f/k/a Yarrow Bay, to develop of a master planned community known as “The Villages”; and

WHEREAS, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement (“DA”) with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD; and

WHEREAS, on December 10, 2012, the City’s Hearing Examiner conditionally granted Preliminary Plat Approval for the subdivision known as PP1A of The Villages MPD, and Oakpointe has since changed the name of The Villages MPD to “Ten Trails”; and

WHEREAS, Oakpointe has applied for final plat approval (File No. PLN18-0034) for the Ten Trails PP1A Division 2 Subdivision (“PP1A Division 2”); and

WHEREAS, under the DA, Oakpointe’s application for final plat approval of Ten Trails PP1A Division 2 is vested to the Black Diamond Municipal Code in effect as of the date of the DA, which is attached as Exhibit E to the DA (“Vested Code”); and

WHEREAS, City staff and members of the Master Developer Review Team (“MDRT”) have reviewed the proposed final plat for PP1A Division 2 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner’s Preliminary Plat Approval and decision in the related SEPA appeal, and the MPD Framework Design Standards and Guidelines (collectively, “Conditions of Approval”), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

WHEREAS, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of the PP1A Division 1 final plat, subject to Oakpointe’s submission of adequate security to ensure the completion of the remaining work; and

WHEREAS, City staff and members of the MDRT have reviewed and approved the bonds guaranteeing completion and maintenance of the infrastructure improvements required by the Conditions of Approval; and

WHEREAS, section 17.20.060.B of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all Conditions of Approval and that the required bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and thereupon to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

WHEREAS, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

WHEREAS, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal, written finding of fact that the proposed subdivision conforms to applicable zoning ordinances and other land-use controls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Final Plat Approval. The City Council finds, based on its review of the Staff Report and proposed plat, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted to ensure the full and prompt completion of all required improvements that have not yet been completed. Further, the City Council finds that the proposed subdivision conforms to applicable zoning ordinances and land-use controls of the City. Accordingly, the final plat for Ten Trails PP1A Division 2 is hereby approved on condition that Oakpointe provides bonds, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

Section 2. Authorization. Upon Oakpointe's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails PP1A Division 2, signifying the Council's approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF
JULY 2018.**

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

July 19, 2018

STAFF REPORT – PLN18-0034 Ten Trails Phase 1A – Division 2 Final Plat

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Administrative Note: References to "Ten Trails" within this final plat application can be used interchangeably with "The Villages." The applicant has re-branded The Villages Master Planned Development as "Ten Trails," however the approved Master Planned Development Permit for The Villages (City File Number PLN09-0017) has not been amended to officially refer to the Master Planned Development as "Ten Trails."

Section I: Application Information

Staff Report Date: July 19, 2018

Name of Subdivision: Ten Trails Master Planned Development Phase 1A – Division 2

Number of Lots: 117 total lots for residential development (Lots 84-200) and 24 tracts for utility, pedestrian access, landscape, park, and future development uses.

Location: Unaddressed King County Parcel Number 857600-1010

Zoning: Master Planned Development (MPD)

Comprehensive Plan Designation: Mixed-Use with Master Planned Development Overlay

Land Owner / Applicant: CCD Black Diamond Partners LLC, d/b/a Oakpointe, c/o: Colin Lund

Preliminary Plat Approval: The Villages Phase 1A Preliminary Plat was approved by the City's Hearing Examiner on December 10, 2012 under City File Number PLN11-0001, subject to ninety-one (91) conditions of approval. Compliance with the preliminary plat conditions of approval is detailed in Section IV – Project Analysis of this Staff Report.

Final Plat Application: The City initially received an application for final plat approval on June 11, 2018. The applicant provided revised final plat drawings and additional information to the City on June 25, 2018.

Section II: Summary of Request

This application is for the final platting of Division 2 of Preliminary Plat 1A, which was approved on December 10, 2012. The Division 2 final plat contains the following:

- 117 Residential Lots
 - Residential lot sizes range from 1,005 square feet (0.02 acres) to 4,550 square feet (0.10 acres). The average residential lot size is 2,615 square feet (0.06 acres).
- 24 Tracts
 - Tract uses include utility, pedestrian access, landscape, park, and future development. For individual tract uses, refer to the Tract Areas table on Sheet 3 of the final plat.
 - Tracts AA, AB, AC, AG, AK, and AT are identified as parks, consisting of one of the following: community trails, common greens, pocket parks, or neighborhood parks. The total area of park tracts is 73,090 square feet (1.68 acres).
 - Tracts AL, AM, AN, AO, AP, AQ, AR, AS, AU, AV, and AW are designated as future development and comprise the areas of Preliminary Plat 1A that are not included in this Division 2 final plat application. The total area of all future development tracts is 1,942,232 square feet (44.59 acres).

Section III: Process

The applicant is required to receive preliminary plat approval prior to submittal and approval of a final plat. The Villages Phase 1A Preliminary Plat was approved by the City's Hearing Examiner on December 10, 2012 subject to ninety-one (91) conditions. The applicant filed a complete final plat application for Division 2 of Phase 1A on June 11, 2018 for review by the City. The applicant submitted revised/corrected information at the request of the City on June 25, 2018. The final plat was reviewed by City Staff and MDRT consultants for compliance with applicable preliminary plat conditions of approval (see Section IV – Project Analysis below). This Staff Report provides written findings related to the Phase 1A – Division 2 final plat application and a recommendation to the City Council for final plat approval.

It is the City Council's responsibility to make a final determination on the final plat based on the conditions of preliminary plat approval and applicable laws and regulations. This Staff Report serves to provide Staff's review of the final plat application and findings regarding compliance with applicable conditions of associated permits, including the preliminary plat application. If the final plat application complies with all applicable conditions and regulations, the City Council is required to enter written findings to that effect and authorize the Mayor to execute the City's written approval on the face of the plat (BDMC 17.20.060.B and RCW 58.17.170). Final Plat approval is a Type 6 – City Council Decision (BDMC 18.08.030). The Code defines Type 6 decisions as quasi-judicial or other decisions that are made by the City Council following a recommendation by staff (BDMC 18.08.090).

Section IV: Project Analysis

- RCW 58.17.170(1), regarding written approval of Final Plat Applications:

“When the legislative body of the city, town, or county, or such other agency as authorized by RCW 58.17.100, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer. One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.”

- BDMC Chapter 17, regarding the City's Subdivision Ordinance:

The applicant submitted a preliminary plat application for Phase 1A in compliance with the provisions of Black Diamond Municipal Code Chapter 17.12 under City File Number PLN11-0001. The application was approved by the Hearing Examiner on December 10, 2012 with ninety-one (91) conditions of approval. This final plat application complies with the applicable conditions of approval established by the preliminary plat (refer to Section IV – Project Analysis: Compliance with Associated Conditions of Approval – The Villages Phase 1A Preliminary Plat Conditions of Approval (PLN11-0001) below).

The applicant has submitted final plat drawings in compliance with the provisions of Black Diamond Municipal Code Section 17.20 under this City File Number, PLN18-0034. The submitted final plat drawings include all required contents and standards (as established by

BDMC 17.20.020), required surveys and monumentation (as established by BDMC 17.20.030), required certificates (as established by BDMC 17.20.040), and required improvements/bonds (as established by BDMC 17.20.050). Bonds are provided as Exhibit O of this Staff Report.

In summary, the final plat meets all standards established by the City's Subdivision Ordinance. Written approval from the designated Public Works Director, Surveyor, and Fire Chief are provided as Exhibit R of this Staff Report.

- BDMC 17.20.060, regarding the City's process for final plat review and decision:

"Final plats shall be approved, disapproved or returned to the applicant for modification or correction within sixty days from the date of filing thereof unless the applicant consents to an extension of such time period."

This section of the vested Black Diamond Municipal Code further provides for Staff Review and findings (BDMC 17.20.060.A.), followed by a City Council decision on the final plat (BDMC 17.20.060.B). Specifically:

"The city council shall review the findings of the public works director or designee and review the proposed final plat to assure that there is conformance with all terms of the preliminary plat approval and, where applicable, MPD approval, the MPD development agreement, and MPD design standards. If the council determines that the final plat conforms with these requirements, and adequate bonds, if applicable, have been posted, then, by resolution, it shall enter written findings to that effect, and shall authorize the mayor to execute the city's written approval on the face of the plat."

Pursuant to BDMC 17.08.010, the public works director is defined as the "person, firm, or corporation appointed or authorized (including contractual authorization) by the mayor of the city to carry out the duties of the public works director as prescribed by the chapter."

- Compliance with Associated Conditions of Approval

- SEPA Environmental Review Mitigation Measures (PLN11-0002)

The following SEPA Mitigation Measures, as implemented by Mitigated Determination of Non-Significance (MDNS) of the environmental review associated with the Phase 1A Preliminary Plat environmental review (completed under City File Number PLN11-0002), are not applicable to this final plat application:

SEPA Mitigation Measures #3, 4, and 8.

The following SEPA Mitigation Measures (written verbatim) have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

SEPA Mitigation Measure #1: This mitigation measure provided three options to address pedestrian traffic and safety over the Rock Creek bridge. The applicant chose Option A, which states "The Applicant shall construct a safe pedestrian connection across Rock Creek for

pedestrian linkage to Morgansville prior to the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD. In lieu of construction, the City shall have a financial commitment in place to complete the improvements within six years of PP1A approval.”

Staff Comment: The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #1 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD.

SEPA Mitigation Measure #2: Prior to final plat approval of the first division, the Applicant shall acquire all required approvals from King County for the connection and/or discharge of all PP1A wastewater into King County’s wastewater collection and treatment system.

Staff Comment: This condition meets the requirements for final plat approval. The applicant has submitted verification of King County’s approval for the discharge of wastewater into the County wastewater collection and treatment system (Exhibit A).

SEPA Mitigation Measure #5: Off-site improvements required for PP1A within the Lake Sawyer Drainage Basin shall be constructed as the first “implementing project” as referenced in the September 19, 2011 memo from Alan Fure in Ex. O of the Villages DA. “Baseline Monitoring,” as referenced in that Fure memo, shall be completed within the timeframes required by Ex. O.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The baseline monitoring has been completed and approved by the City (Exhibit B).

SEPA Mitigation Measure #6: The sampling frequencies set by Ex. O of the Villages DA for setting baseline phosphorous levels for Rock Creek shall be increased to the extent necessary to address the sampling error identified by Robert Zisette in the first two full paragraphs of pg.3 of Ex. 27. An expanded baseline monitoring program in this regard shall be prepared by an MDRT team after consultation with the SEPA Appellants and the Applicant. At a minimum, the revised baseline monitoring shall include a significant increase in the amount of sampling to provide for an acceptable error of 0.05 and the use of hydrograph separation, smearing and other techniques to estimate separate loadings for base flows.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The revised baseline monitoring has been completed and approved by the City (Exhibit C).

SEPA Mitigation Measure #7: SEPA Checklist A.10 shall be revised to provide that an HPA permit “may” be required for pedestrian improvements across Rock Creek Bridge. The checklist shall be sent to WDFW along with an invitation to comment within ten days. The SEPA Responsible Official is authorized to impose additional MDNS mitigation measures as reasonably necessary to address any

impacts identified by WDFW. Except for WDFW comment and response, this condition shall not be construed as re-opening the SEPA review process.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. WDFW has reviewed the revised SEPA Checklist and indicated that an HPA will be required for the construction of pedestrian improvements across Rock Creek Bridge (Exhibit D).*

SEPA Mitigation Measure #9: Prior to any clearing or grading of Parcels 34B, 27C, 1L or the area between 1L and 27C, the Applicant shall prepare and have approved an analysis by a qualified expert assessing whether any wildlife corridor connections between wetlands S, T, D4 and E1 have any significant environmental benefit and identify any measures to connect those wetlands that are reasonably feasible. The Applicant's analysis shall be subject to peer review by the City's MDRT team. The SEPA Responsible Official shall be responsible for approving the connectivity analysis and is authorized to impose reasonable mitigation measures to the extent necessary to prevent probable significant adverse environmental impacts.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant submitted an analysis of wildlife corridors as required by this condition and determined that additional mitigation measures were not warranted. The analysis was approved by the City (Exhibit E).*

o The Villages Phase 1A Preliminary Plat Conditions of Approval (PLN11-0001)

The following Phase 1A Preliminary Plat conditions of approval, as required by the Hearing Examiner's approval of the preliminary plat application, are not applicable to this final plat application:

Preliminary Plat conditions of approval #3, 6 – 16, 22, 23, 25, 31, 32, 36, 37, 38, 39, 42, 48, 50, 58, 60, 65, 66, 71, 72, 77, 78, and 86.

The following Phase 1A Preliminary Plat conditions of approval (written verbatim) have been completed or bonded to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

Preliminary Plat Preamble Condition: The applicant must commit to constructing Rock Creek Bridge pedestrian improvements as outlined in SEPA Mitigation Measure #1.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #1 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD.*

Preliminary Plat Condition #1: The Master Developer shall execute the drainage easement for the off-site stormwater pond shown on Sheets RS7-9 prior to final plat approval of any division within PP1A.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The drainage easement for the off-site stormwater pond has been executed under King County Recording Number 20170727000973.*

Preliminary Plat Condition #2: Pursuant to BDMC 19.10.220.D, wetland buffer boundaries adjacent to land within this plat shall be permanently delineated by split-rail fencing and identification signs, as approved by the City. Fencing shall be installed prior to final plat approval of any plat division adjacent to wetland buffers.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. There are no wetland buffer boundaries within or adjacent to the Division 2 plat.*

Preliminary Plat Condition #4: Wetlands and all required wetland buffers shall be defined as separate tracts in the final plat (BDMC 19.10.150.B). These tracts shall be as shown on the proposed preliminary plat drawings, except as may be modified pursuant to BDMC 19.10.230 prior to final plat approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. There are no wetlands within or adjacent to the Division 2 plat.*

Preliminary Plat Condition #5: Prior to final plat approval of any division within PP1A, the proponent shall re-channelize the south leg of the intersection of SE 288th St. and 216th Ave. SE to provide a refuge/merge area for westbound left-turning vehicles.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This project has been completed and approved by the City (Exhibit F).*

Preliminary Plat Condition #17: Prior to issuance of certificates of occupancy for the 726th ERU (equivalent residential unit), the proponent shall construct a single-lane roundabout at the realigned intersection of Lake Sawyer Rd. SE and SE Auburn-Black Diamond Rd. (Roberts Dr.).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This project is complete and operational.*

Preliminary Plat Condition #18: Prior to issuance of certificates of occupancy for the 327th ERU (equivalent residential unit), the proponent shall install a traffic signal at the intersection of SE Auburn-Black Diamond Rd. (Roberts Dr.) and Village Pl. SE (aka Main St.).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #3 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 327th ERU for The Villages MPD.*

Preliminary Plat Condition #19: Prior to the issuance of certificates of occupancy for the 1,128th ERU (equivalent residential unit), the proponent shall construct a single-lane roundabout at the intersection of SE Auburn-Black Diamond Rd. (Roberts Dr.) and Villages Parkway SE (aka Community Connector "A").

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #4 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 1,128th ERU for The Villages MPD.*

Preliminary Plat Condition #20: The proponent shall model and monitor traffic at the midpoint of occupancy of Phase 1A (596th equivalent residential unit) and determine what additional requirements may be necessary to comply with the transportation concurrency requirements of the Comprehensive Plan.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #5 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 514th ERU for The Villages MPD. Pursuant to approved plat alteration PLN16-0059, the midpoint of occupancy for Phase 1A was reduced from 596 ERUs to 514 ERUs.*

Preliminary Plat Condition #21: In addition to the applicable owners association, the Master Developer shall also be responsible for maintenance of Tract 901 (Village PI SE).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Section 9.2 of the CCRs for the Ten Trails Commercial Owners Association meets the requirements of this condition (Exhibit G).*

Preliminary Plat Condition #24: All alleys shall be posted “No-Parking” with signage according to the International Fire Code; provisions for enforcement of these no parking zones shall be defined and accepted by the Designated Official prior to final plat approval of any plat division in which alleys are provided.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #6 on Sheet 2 of the final plat states this requirement.*

Preliminary Plat Condition #26: All ways-of-travel shall maintain a minimum 20-foot unobstructed driving surface per the IFC. Bike lanes may be a component of this 20-foot width. The fire hydrant and water supply system shall meet IFC Requirements, and shall be installed prior to the beginning of combustible construction materials being placed on site. Construction materials refers to the lumber (framing) packages and not to a job shack.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The City’s Fire Chief has reviewed the final plat for compliance with the IFC and provided a letter of approval (Exhibit R).*

Preliminary Plat Condition #27: All dedications shall be shown on the final plat.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All required dedications are shown on Sheet 1 of the final plat.*

Preliminary Plat Condition #28: The Applicant shall make provision for a satellite fire station in accordance with the requirements of Section 13.4 of the Villages DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #7 on Sheet 2 of the final plat states this requirement must be completed by the issuance of a certificate of occupancy for the 250th dwelling unit.*

Preliminary Plat Condition #29: Prior to final plat approval of any plat division, the Applicant shall submit Covenants, Conditions and Restrictions (CCRs) for such division for review and approval by the Designated Official as defined in The Villages MPD Development Agreement. The Designated Official's review and approval shall be limited to the CCRs compliance with the Conditions of Approval of The Villages MPD Permit (Black Diamond Ord. No. 10-946) and the provisions of The Villages MPD Development Agreement dated December 12, 2011 (Black Diamond Ord. No. 11-970). Provided, if CCRs have already been submitted and approved by the Designated Official that bind a certain plat division, this condition shall be deemed satisfied for purposes of such division.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The CCRs have been reviewed for compliance with this condition and approved by the City Attorney (Exhibit G).*

Preliminary Plat Condition #30: The Applicant shall comply with the Roberts Dr. sidewalk and pedestrian connection in accordance with the requirements of Section 11.6 of the Villages DA. In addition, the Applicant has voluntarily agreed that, subject to the requirements of Section 11.6 of the Villages DA, it shall submit a permit application for the sidewalk and pedestrian connection prior to issuance of the Certificate of Occupancy for The Villages Phase 1A Preliminary Plat's 1st Dwelling Unit and such connection shall be substantially complete prior to issuance of the Certificate of Occupancy for The Villages Phase 1A Preliminary Plat's 200th Dwelling Unit."

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #1 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD.*

Preliminary Plat Condition #33: Prior to final plat approval, the Master Developer shall either comply with Villages MPD COA #69 and obtain the Directors' approval, or dedicate more open space as may be necessary to meet minimum standards.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. An Open Space Table has been provided on Sheet 3 of the final plat.*

Preliminary Plat Condition #34: The Master Developer shall comply with Exhibit Q ("Maple Valley Transportation Mitigation Agreement") of Villages DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #8 on Sheet 2 of the final plat states this requirement.*

Preliminary Plat Condition #35: The Master Developer shall comply with Exhibit R (“Covington Transportation Mitigation Agreement”) of Villages DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #9 on Sheet 2 of the final plat states this requirement.*

Preliminary Plat Condition #40: All water mains shall be located in public rights of way or within utility easements that provide a minimum of 15' of unobstructed width for access and maintenance. This condition will be applied during Utility Permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All water mains comply with this requirement based on review of applicable utility permits during site construction within Division 2.*

Preliminary Plat Condition #41: If the Applicant builds off-site improvements to the City's springs water source as a sole-source project, then those improvements shall be completed or bonded prior to the first Final Plat Approval within PP1A. In addition, the improvements shall be in-service and accepted by the City before the first building permit is issued. If the Applicant elects to use the terms of the WSFFA to complete the off-site springs water source improvements, then the Applicant shall notify the City, in writing, of this decision prior to the first Final Plat approval. In addition, a Final Plat within PP1A may not be approved until the City has designed and bid the necessary improvements. Building permits shall not be issued until the improvements are complete and in-service.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Upgrades to the chlorination system of the springs water source was required in association with Division 1. The City Council accepted the work on May 4, 2017 via Resolution 17-1166. The necessary improvements to the chlorination system are completed and in-service (Exhibit H).*

Preliminary Plat Condition #43: If the Coordinated Water Service Area Boundary dispute has not been resolved prior to Final Plat approval of any final plat that includes building lots within the disputed area, then the water system that is designed for service to areas within the disputed boundary for this area shall be designed to be compatible with both the Covington Water District Standards and the City of Black Diamond Standards. The City will be the permitting agency for water system improvements in the disputed area, even if the area is served by the Covington Water District. This condition will be enforced during Utility Permit review.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The boundary dispute with Covington Water District has been resolved (Exhibit I).*

Preliminary Plat Condition #44: Prior to Final Plat approval of any final plat that includes building lots within the disputed area, a metes and bounds description of the line that is graphically shown on Sheet CV2 and labeled "Coordinated Water Service Area Boundary" in the application will be provided by the Applicant and this description will be used as the actual location of the boundary.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The boundary dispute with Covington Water District has been resolved (Exhibit I).*

Preliminary Plat Condition #45: If, as part of a final plat within the PP1A, some properties straddle the Coordinated Water Service Area Boundary, and if the disputed area is served by the Covington Water District, service to the properties straddling the line will be from the City's water system.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The boundary dispute with Covington Water District has been resolved (Exhibit I).*

Preliminary Plat Condition #46: Sanitary sewer shall be discharged to the existing City collection system, unless King County approves direct discharge into the regional King County collection system.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant has submitted verification of King County's approval for the discharge of wastewater into the County wastewater collection and treatment system (Exhibit A).*

Preliminary Plat Condition #47: Prior to issuing the first building permit for any structure that might discharge sanitary sewer into the utility system, the temporary sanitary sewer lift station shall be complete, operational and accepted by the City. This condition will be applied during building permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The lift station is complete and operational (Exhibit J).*

Preliminary Plat Condition #49: Prior to issuing the first building permit for any structure that might discharge sanitary sewer into the utility system, the off-site pipelines connecting the temporary lift station to the point of discharge shall be completed and accepted by the City. This condition will be applied during building permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This project is completed and is operational (Exhibit K).*

Preliminary Plat Condition #51: On the face of each plan set for building and Utility permits in PP1A, the DRC (in conjunction with their notification of approval to the City) shall include the following sewage flow information as applicable; the total building square footage included in that application, the number of fixture units, the Average Dry Weather Flow (ADWF), and the Peak Wet Weather Flow (PWWF) associated with the improvements in that application. The information shall be in tabular form.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #10 on Sheet 2 of the final plat states this requirement.*

Preliminary Plat Condition #52: Stormwater from the rooftops in the area labeled "adaptive management" shall be configured, through valves and piping, with the option of discharging into either the Zone 1A infiltration facilities or into the Zone 1C stormwater facility located south of PP1A and designed and managed to meet the target recharge flow rates and volumes to Horseshoe Lake. The Applicant shall be responsible for monitoring and maintaining the water balance within the adaptive management zone until all stormwater facilities within the zone are complete and accepted by the City. The default position will set for Zone 1A. This condition will be enforced during Utility Permits.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. There are no Adaptive Management Zones within the boundary of the Division 2 final plat.*

Preliminary Plat Condition #53: The stormwater facility located to the south of the PP1A and shown on plat sheets RS7 through RS9 dated 8/23/2012 shall be designed and built at this time to accommodate all future phases of The Villages MPD that may potentially drain to it. This condition will be applied during Utility Permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The stormwater facility is completed and operational (Exhibit L).*

Preliminary Plat Condition #54: Prior to permitting for any future Villages MPD phase that may discharge to the stormwater facility shown on PP1A sheets RS7 through RS9 dated 8/23/2012, the Applicant shall demonstrate, through on-site real-time monitoring, that the infiltration system located to the south of the Phase 1A Plat is operating as-designed and has sufficient capacity for those future phases. This condition will be applied during preliminary plat, final plat and/or Utility Permit review for Villages MPD phases subsequent to Phase 1A.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The stormwater facility is completed and operational (Exhibit L).*

Preliminary Plat Condition #55: Prior to approval of the first clearing or grading permit, the Applicant shall provide written confirmation, from the Department of Ecology, that an NPDES permit is not required for any division of PP1A, including utility installation and building construction. Alternatively, the Applicant shall obtain any required NPDES permit. This condition will be applied during grading and/or clearing permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant obtained coverage under the Construction Stormwater General NPDES Permit from the Department of Ecology (Permit Number WAR127121).*

Preliminary Plat Condition #56: Improvements to Roberts Drive, as necessary to provide suitable access to the Project, shall be completed and accepted by the City as detailed in Exhibit 37 regional infrastructure plan. This condition will be applied during subsequent permit review and approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This project has been completed in association with the Division 1 final plat.*

Preliminary Plat Condition #57: The on-street parking locations shown in the application shall be considered the minimum acceptable number of parking spaces. To the extent that additional stormwater facilities are required (namely rain gardens), these facilities shall be located outside the right-of-way and shall not displace or eliminate any on-street parking spaces. This condition will be applied during Utility Permit review and approval for rain garden and/or street construction.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The amount of on-street parking was not changed as a result of stormwater facilities within the right-of-way.*

Preliminary Plat Condition #59: Street trees may be placed in groves, but shall be counted on a block-by-block basis. In other words, the number of trees required within a single block shall be placed within that same block, although they may be placed in groves instead of uniformly spaced along the roadway. This condition will be applied during Utility Permit review and approval for street construction.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Street trees within Division 2 were approved under City File Number PUB18-0019.*

Preliminary Plat Condition #61: All implementing projects and permits for PP1A shall comply with the terms and conditions set forth in the Traffic Impact Study prepared by Transpo Group dated February 2011, updated on May 15, 2012, and approved by the City on August 30, 2012.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #11 on Sheet 2 of the final plat states this*

requirement. Additionally, compliance with this requirement is further detailed below under Compliance with The Villages Development Agreement.

Preliminary Plat Condition #62: All implementing projects and permits for PP1A shall comply with the terms and conditions set forth in the Detailed Implementation Schedule of Phase 1A Regional Infrastructure Improvements dated August 25, 2012 and approved by the City on August 27, 2012.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Compliance with this requirement is further detailed below in the Compliance with The Villages Development Agreement section.*

Preliminary Plat Condition #63: The Master Developer shall implement the following strategies to further reduce PP1A's construction traffic: (1) Adjust PP1A's site grading to achieve an approximate earthwork balance notwithstanding limited import of the following: (i) topsoil of approximately 7,000 CY; and (ii) import approximately 7,000 CY of material for rain garden materials (estimated at 52 rain gardens of average size 11.5' W x 75' L x 4.5'D); (2) Screen PP1A strippings onsite to obtain topsoil for re-use onsite; (3) Rocks obtained through the screening of topsoil on PP1A should be used as fill or crushed for use as base material onsite; (4) Sticks obtained through the screening of topsoil on PP1A should be "chipped" and used for soft surface trails or erosion protection onsite; and (5) Limit deliveries via trucks larger than Single Unit (SU) trucks to before 3:30 p.m. Monday – Friday.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Compliance with this requirement was enforced during site construction work associated with Preliminary Plat 1A. Future compliance will be enforced during implementing project/permit applications within Phase 1A.*

Preliminary Plat Condition #64: All implementing projects and permits for PP1A shall be reasonably consistent, as determined by City staff, with the terms and conditions set forth in the Overall Grading Plan dated June 25, 2012 and the Triad memorandum dated September 28, 2012 re: The Villages PP1A Construction Trips.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Compliance with this requirement was enforced during site construction work associated with Preliminary Plat 1A. Future compliance will be enforced during implementing project/permit applications within Phase 1A.*

Preliminary Plat Condition #67: The following mechanisms shall be utilized in PP1A where feasible so as to integrate Low Impact Development techniques into The Villages MPD build-out: (1) reduced roadway widths, (2) infiltration wells, (3) rain gardens, (4) bioswales, (5) media filter strips, (6) reduced driveway lengths, (7) pervious asphalt and concrete in alleys, (8) pervious pavers, and (9) install pet waste stations in common areas.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Compliance with this requirement was enforced during utility permit review for Division 2. Future compliance will be enforced during implementing project/permit applications within Phase 1A.*

Preliminary Plat Condition #68: Trails within a Division of PP1A shall be constructed or bonded prior to issuance of a certificate of occupancy, final site plan approval or final plat approval (whichever occurs first) for that Division within PP1A.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. There are no trails corridors identified within this final plat application.*

Preliminary Plat Condition #69: All Neighborhood Parks, trails and Community Parks in PP1A will be owned and maintained by the applicable Owners' Association (OA) or Master Developer pursuant to the provisions of Subsection 5.5.7 of The Villages MPD Development Agreement, except for any owned by a school district.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Tract Areas Table on Sheet 3 of the final plat identifies ownership and maintenance responsibilities for tracts within the final plat. Sections 9.2 and 8.5.7 of the CCRs for the Ten Trails Residential Owners Association meets the requirements of this condition (Exhibit G).*

Preliminary Plat Condition #70: Required open spaces identified with the PP1A sheets will be conserved or conveyed to the City on a division-by-division basis during the final plat process.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All open space tracts within Division 2 have been conserved as required by this condition.*

Preliminary Plat Condition #73: Prior to final plat submittal of any Division within PP1A, the park types in Open Space Tract Table on PP1A CV5 shall be amended as follows: (i) Tract 910 is too small to be a Neighborhood Park; (ii) Tract 918 is too small to be a Neighborhood Park; and (iii) Tract 941 is too large to be a Pocket Park per the park type definitions in Section 14 of The Villages MPD Development Agreement. Correct park types shall be substituted as approved and determined necessary by City staff.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Open Space Tract Table was updated on the preliminary plat sheets, as required by this condition.*

Preliminary Plat Condition #74: Prior to final plat submittal of any Division within PP1A, the Master Developer shall correct PP1A Sheet CV3 as follows: (i) Roberts Drive is incorrectly labeled as Richards Drive; and (ii) the Lot Summary table incorrectly gives unit values for Division 1A Lots 1A-10A, Division 1F Lots 1F-3F, Division 1L and

Division 1M; these lots are intended for mixed use commercial development and a school site.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The required corrections have been made on the preliminary plat drawings.

Preliminary Plat Condition #75: To the extent that PP1A requires construction of off-site improvements to roads that currently drain to Lake Sawyer, the Applicant will be required to treat the runoff from the improvements and the right-of-way in the immediate vicinity of the improvements to the then current, applicable phosphorous treatment standard. This condition will be applied during the review and approval of any Utility Permits for design and/or construction of any such off-site road improvements.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. This condition will be enforced at the time of permit application for the intersection improvements to SR 169 / Black Diamond-Ravensdale Road and SR 169 / Auburn-Black Diamond Road (Roberts Road), which are the only off-site road improvements associated with PP1A draining to Lake Sawyer.

Preliminary Plat Condition #76: Concurrent with submittal of Utility Permits for any Division of PP1A, the Applicant shall submit a report with the exact number of significant trees to be removed in such Division and identify mitigation per BDMC 19.30.070 (e.g., planting of replacement trees or payment to the City tree mitigation fund). Trees proposed for replanting shall be native trees per The Villages MPD COA 122.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. Tree removal within Division 2 was approved under City File Number BLD13-0025.

Preliminary Plat Condition #79: The Applicant shall conduct wet season inspection and/or monitoring sufficient to confirm to the City's satisfaction that there no root intrusion, blockage, breakage or other deficiency that would render the City's existing sewer system downstream of the proposed point of connection insufficient to convey the sanitary sewer flows anticipated from PP1A. If inspection/monitoring identifies any condition indicating there is not sufficient capacity to convey such flows, the Applicant shall provide any improvements the City deems necessary to remedy the deficiency prior to issuance of the first certificate of occupancy for the first division of the Phase 1A plat.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The City has verified that the existing sewer system downstream of the connection point is sufficient to convey the flows associated with PP1A (Exhibit M).

Preliminary Plat Condition #80: The Applicant may seek approval of PP1A final plat by division, as depicted at CV3. However, no division shall be approved unless the Applicant demonstrates to the satisfaction of

staff that there is no reasonable possibility that piecemeal approval will adversely impact the continuity of required infrastructure and other mitigation. Every approved division should be able to stand on its own in terms of connections to infrastructure networks. Staff is authorized to impose mitigation, such as requiring the posting of security devices, to the extent necessary to ensure that the continuity of required improvements is not permanently impaired if remaining un-built divisions are never completed. Final plat approval by division also may not impair any other mitigation requirements, specifically including any required school mitigation.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The City has permitted the applicant to approve final plats within PP1A by Divisions, as indicated by this final plat application for Division 2.

Preliminary Plat Condition #81: If requested by the Enumclaw School Board, the Applicant shall meet with the Board on a yearly basis to discuss construction activities and activities conducted to mitigate school impacts.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The Enumclaw School Board has not requested yearly meetings as of this final plat application.

Preliminary Plat Condition #82: Unless waived by the Enumclaw School Board, the Applicant shall prepare a written quarterly report addressed to the Board identifying progress in construction of the Villages MPD as well as any school mitigation required for the MPD. The report shall specifically identify if the 180 day contingency period of the CSMA has been triggered, if this information has not already been provided to the Enumclaw School District by the Applicant.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The applicant has provided quarterly reports to the Enumclaw School Board every year from 2013 through the first quarter of 2018.

Preliminary Plat Condition #83: The comparable city used in the fiscal impact analysis, Ex. 40, shall be revised to use a city other than the City of Black Diamond for purposes of estimating police service costs. The Applicant may opt to continue to be subjected to its funding obligation under the current fiscal impact analysis should its funding obligation be more than the funding obligation resulting from the revisions required by this condition. The revisions shall be approved by City staff prior to the issuance of any certificates of occupancy for PP1A.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The revised fiscal analysis has been approved by the City (Exhibit N).

Preliminary Plat Condition #84: Off-site improvements required for PP1A within the Lake Sawyer Drainage basin shall be construed as the “first implementing project” as referenced in the September 19, 2011 memo from Alan Fure in Ex. O to the Villages Development

Agreement. “Baseline monitoring”, as referenced in that Fure memo, shall be completed within the timeframes required by Ex. O.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The baseline monitoring has been completed and approved by the City (Exhibit B).*

Preliminary Plat Condition #85: Prior to final plat approval of the first division, the Applicant shall acquire all required approvals from King County for the connection and/or discharge of all of PP1A wastewater into King County’s wastewater collection and treatment system.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant has submitted verification of King County’s approval for the discharge of wastewater into the County wastewater collection and treatment system (Exhibit A).*

Preliminary Plat Condition #87: As discussed in Finding of Fact No. III(M)(3), the City’s MDRT team shall re-evaluate the Class II designation for Wetland E1 on the basis of whether Wetland E1 was properly segregated under the guidelines of the City’s adopted and applicable wetland classification manual. The re-evaluation shall be completed prior to conducting any activities within Wetland E1 or its buffers that would be prohibited in a Class I wetland and no later than issuance of the first certificate of occupancy for a PP1A dwelling unit.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Wetland E1 is outside of the plat boundary of Division 2.*

Preliminary Plat Condition #88: Prior to any clearing or grading within a final plat division, the tree plan required by Chapter 19.30 BDMC shall delineate the root protection zones for all significant trees retained, relocated or planted for the division under the plan.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All tree plans submitted in association with PP1A, including within Division 2, have identified root protection zones for significant trees to be retained.*

Preliminary Plat Condition #89: Prior to any clearing or grading of Parcels 34B, 27C, 1L or the area between 1L and 27C, the Applicant shall prepare and have approved an analysis by a qualified expert assessing whether any wildlife corridor connections between wetlands S, T, D4 and E1 have any significant environmental benefit and identify any measures to connect those wetlands that are reasonably feasible. The Applicant’s analysis shall be subject to peer review by the City’s MDRT team. The SEPA Responsible Official shall be responsible for approving the connectivity analysis and is authorized to impose reasonable mitigation measures to the extent necessary to prevent probable significant adverse environmental impacts.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant submitted an analysis of wildlife corridors as required by this condition and determined that additional mitigation measures were not warranted. The analysis was peer reviewed and approved by the City (Exhibit E).*

Preliminary Plat Condition #90: In the disputed water service area between the City and CWD, see Ex. 66, the Applicant shall be responsible for selecting the appropriate water service provider. If the Applicant chooses to designate a water provider prior to resolution of the water service dispute, the design of the water system will include a plan for connecting to the other service provider should the City and CWD subsequently agree that the Applicant has selected the incorrect water service provider or a court or other tribunal of competent jurisdiction rules that the service provider selected by the Applicant is not entitled to provide service to the disputed area. The alternate connection plan shall ensure that an alternate connection can be achieved with minimal disruption of completed plat improvements, no disruption in water service and no impacts to environmentally sensitive areas. The alternate connection plan shall be subject to the approval of the alternate water service provider, provided that approval is not unreasonably withheld. The alternate connection plan shall be deemed approved if no response is provided the alternate provider within ten working days of receipt. No final plat approval shall be provided for areas that need water service within the disputed water service area until either the Applicant has secured an approved connection plan or the water service area dispute for the area in question has been resolved.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The boundary dispute with Covington Water District has been resolved (Exhibit I).*

Preliminary Plat Condition #91: Prior to final plat approval of Division 1A, the Applicant shall acquire approval from City staff for a park use and design of Tract 917 that assures that children and other Tract 917 users will not be endangered by the proximity of adjoining roads.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Tract 917 refers to the Village Green Park, in which plans meeting this requirement were approved under City File Number PUB17-0034.*

○ The Villages Master Planned Development Conditions of Approval (PLN09-0017)

The following MPD Permit conditions of approval, as required by the Hearing Examiner's approval of the MPD Permit application, are not applicable to this final plat application:

MPD Permit conditions of approval #1 – 8 and 10 – 164. These conditions are implemented by the approved Development Agreement for The Villages.

The following MPD Permit condition of approval (written verbatim) has been completed to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

MPD Permit Condition #9: Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Residential CCRs have been reviewed for compliance with this condition and approved by the City Attorney. Sections 6.26, 9.2, and 7.4.2 of the Residential CCRs meet the requirements of this condition (Exhibit G).*

- Compliance with The Villages Development Agreement (PLN10-0020/PLN11-0013)

The Ten Trails Division Phase 1A – Division 2 final plat application complies with all applicable Sections of the approved Development Agreement for The Villages, as established through the review process of the preliminary plat application. In regards to Section 11 – Project Phasing, the following construction thresholds relating to this final plat approval have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

- The Villages MPD Community Connector (Ten Trails Parkway)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been submitted to the City and approved. The applicant has provided the City with a completion bond form for the construction of this project within Division 2 (Exhibit O).*

- The Ring Road (Willow Avenue SE)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A, but also must be completed and accepted by the City of Black Diamond's Master Development Review Team/Public Works prior to the issuance of the first certificate of occupancy in Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has commenced construction. The applicant has provided the City with a completion bond form for the remaining construction to be completed for this project within Division 2 (Exhibit O).*

- Frontage Improvements on SE Auburn-Black Diamond Road (Roberts Drive)

Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

Staff Comment: This project has been completed.

- Intersection Improvements at SE Auburn-Black Diamond Road (Roberts Drive) and Ring Road (Willow Avenue SE)

Construction Threshold: This project will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

Staff Comment: This project has been completed.

- The Villages MPD Small Interim Wastewater Pumping Station

Construction Threshold: This project will be complete and operational prior to issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.

Staff Comment: This project is completed and is operational (Exhibit J).

- The Villages MPD Interim Sewer Force Main

Construction Threshold: This project will be complete and operational prior to the issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.

Staff Comment: This project is completed and is operational (Exhibit K).

- The Interim Stormwater Pond and Infiltration Facility

Construction Threshold: This project will be constructed in phases as determined necessary by the MDRT / Public Works through final engineering review of each division within Preliminary Plat 1A.

Staff Comment: This project is completed and is operational (Exhibit L).

- The Village Green (Park at Roundabout)

Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: This project has been approved and construction has commenced for the Village Green Park. Pursuant to this condition, no Certificates of Occupancy will be issued for more than 60% of dwelling units within ¼ mile of the Village Green Park until construction is completed and approved by the City.

- Civic Park in The Villages MPD

Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: This project has been approved and construction has commenced for the Civic Park. Pursuant to this condition, no Certificates of Occupancy will be issued for more than 60% of dwelling units

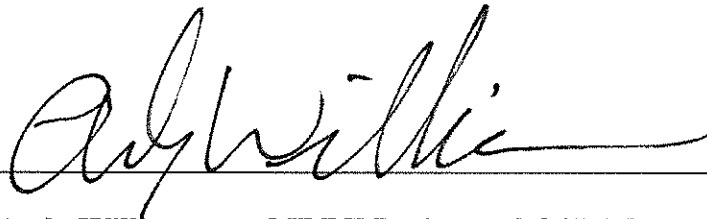
within ¼ mile of the Civic Park until construction is completed and approved by the City.

- SR169 / Roberts Drive (Interim Improvement)
Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.
Staff Comment: *The applicant has submitted the required application materials to WSDOT for review (Exhibit P).*
- SR169 / SE Black Diamond-Ravensdale Road (Interim Improvement)
Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.
Staff Comment: *The applicant has submitted the required application materials to WSDOT for review (Exhibit P).*
- SE 288th Street / 216th Avenue SE Rechannelization
Construction Threshold: The rechannelization shall occur no later than recording of Division 1 of Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City (Exhibit F).*
- Water Main Extension (from Black Diamond Library to The Villages MPD)
Construction Threshold: Construction will occur prior to recording of Division 1 of Preliminary Plat 1A. The dual water main must be completed, tested, and in-service prior to the first occupancy permit being issued for a dwelling unit or commercial use within Preliminary Plat 1A.
Staff Comment: *This project is completed and is operational (Exhibit Q).*

Section V: Staff Recommendation

Based on the information and materials provided in the Staff Report, the City's Community Development Department, Public Works Department, and Master Development Review Team have determined that the Ten Trails Phase 1A – Division 2 Final Plat application meets all applicable requirements for final plat approval.

The City Staff recommends that the City Council adopt the findings in this report and **APPROVE** the Ten Trails Phase 1A – Division 2 Final Plat, City File Number PLN18-0034.



Date:

6/24/18

Andy Williamson – MDRT Designated Official



Date: June 24th 2018

Dan Ervin, PE – MDRT Reviewing Engineer



Date:

6/24/2018

Alex Campbell, AICP – MDRT Reviewing Planner

Section VI: Exhibits

The following Exhibits are hereby incorporated by reference to the findings of this Staff Report:

- Exhibit A – King County Wastewater Discharge Approval, prepared by King County Wastewater Treatment Division – dated 09/28/2017
- Exhibit B – Stormwater and Baseline Monitoring Final Document Review, prepared by RH2 Engineering – dated 11/23/2015
- Exhibit C – Approval of Phosphorus Baseline Monitoring Plan, prepared by City of Black Diamond MDRT – dated 11/23/2015
- Exhibit D – Washington Department of Fish & Wildlife (WDFW) Review of Revised SEPA Checklist, prepared by WDFW – dated 12/20/2012
- Exhibit E – Analysis of Wildlife Corridors, prepared by City of Black Diamond – dated 09/18/2013
- Exhibit F – Re-Channelization of SE 288th Street and 216th Avenue SE Approval, prepared by City of Black Diamond MDRT / Parametrix – dated 09/11/2017
- Exhibit G – CC&R Review Memo, prepared by Kenyon Disend – dated 07/10/2018
- Exhibit H – Water Supply Upgrade Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit I – Covington Water District Boundary Dispute Settlement, prepared by Covington Water District – dated 12/28/2015
- Exhibit J – Sewer Lift Station Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit K – Sewer Force Main Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit L – Regional Stormwater Pond Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit M – Sewer Flow Capacity Verification, prepared by Triad Associates – dated 01/09/2014
- Exhibit N – Approval of Fiscal Impact Analysis for Phase 1A, prepared by City of Black Diamond MDRT – dated 09/06/2013
- Exhibit O – Completion and Maintenance Bond Forms for Ten Trails Phase 1A – Division 2 Final Plat, prepared by Oakpointe and reviewed by Varius, Inc. – dated 06/18/2018
- Exhibit P – WSDOT Applications for SR169 Improvements, prepared by TranspoGroup – dated 09/08/2017
- Exhibit Q – Off-Site Water Main Extension Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit R – Final Plat Approval Letters, prepared by Varius, Inc., Parametrix, and Mountain View/Black Diamond Fire and Rescue – various dates

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT A

TITLE: King County Wastewater Discharge Approval

PREPARED BY: King County Wastewater Treatment Division

DATE: 09/28/2017



King County

Wastewater Treatment Division
Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, 5th Floor
Seattle, WA 98104-3855

September 28, 2017

A15625
04.17-10

Andy Williamson
MDRT & Economic Development Director
City of Black Diamond
PO Box 599
Black Diamond, WA 98010

Subject: Discharge to the Black Diamond Trunk at the Villages Sanitary Sewer Regional Connection

Dear Mr. Williamson

ANDY,

This letter is to confirm that the conditions for sewage discharge to the Black Diamond Trunk at the Villages Sanitary Sewer Regional Connection at King County Manhole (MH) BLKDIA.114 have been satisfied.

The conditions met include the following:

1. Dedication to King County of an easement adjacent to the discharge location for future use in flow equalization.
2. Pump control strategies in place at the Villages Lift Station to limit flows to the Black Diamond Trunk regional sewer at 208 gallons per minute (gpm) until such time that the County approves peak flow increases.
3. Installation of a flow meter near the discharge point to the King County System to verify peak flow rates.

King County will remove the locked plug in City of Black Diamond connection to MH BLKDIA.114. Discharge of sewage to the Black Diamond Trunk can proceed.

Mark Lampard, P.E.
Local Public Agency Coordinator

CC: Verna Bromley, Deputy Prosecuting Attorney, Civil, King County Prosecuting Attorney Office (PAO)
Sharman Herrin, Government Relations Administrator, Wastewater Treatment Division (WTD), Department of Natural Resources and Parks (DNRP)
Steve Tolzman, Water Quality Planner/Project Manager IV, PIM3, WTD, DNRP
Steve Foss, Construction Management III, Engineering, WTD, DNRP

CREATING RESOURCES FROM WASTEWATER

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT B

TITLE: Stormwater and Baseline Monitoring Final Document Review

PREPARED BY: RH2 Engineering

DATE: 11/23/2015



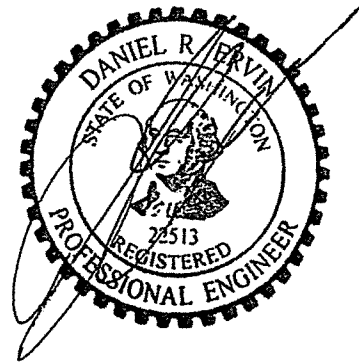
Memorandum

To: Andrew Williamson
CC: Dan Ervin

From: Dan Ervin, P.E.

Subject: City of Black Diamond
Stormwater and Baseline Monitoring
Final Document Review

Date: November 23rd, 2015



This Memo is in response to our review of the document titled "The Villages and Lawson Hills Master Planned Developments, 2011 – 2014 Stormwater and Baseline Monitoring". This document was received by our office on August 31st and is marked "Final".

We reviewed this document in accordance with the requirements in the Development Agreement (Appendix O), the Hearing Examiner Conditions of Approval and previous review comments made by our office; the most recent of which were dated May 1st, 2015.

This document now meets the requirements for acceptance and complies with Appendix O and the Hearing Examiner Conditions and includes sufficient information, and in an appropriate format, in order to review, approve and administer the stormwater treatment system designs for future utility permits. This most significantly includes Total Phosphorus discharge targets for the pending plats of 2B (Lawson Hills) and 2C (Villages) of 2.12 kilograms/year and 1.86 kilograms per year respectively.

In general, the Final report addresses the City's previous review comments and the comments from the community at large and includes reasonably conservative approaches toward establishing appropriate stream rating curves and calculating the total phosphorus discharged from each site, according to their individual hydrologic and biologic conditions.

The dynamic conditions of the Rock Creek basin include short term variability (presence or absence of beaver dams and their effect on flow and nutrient loading, small changes to wetland and lake function that change phosphorous sequestration and release) and long term variability (continued maturation of forested areas and regional/global climate change). As stated in the report, an understanding of these variables on stream flow and on phosphorous loading will need to be built in to the annual monitoring and analysis in order to provide reasonable comparisons to the baseline results. We expect that those monitoring requirements will be a part of the individual Utility Permit approvals.

Memo
November 23 2015
Page 2

The report and its conclusions are presented in a format that facilitates future utility permit and facility review and system operation and maintenance. RH2 Engineering recommends acceptance of and approval of this final report.

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

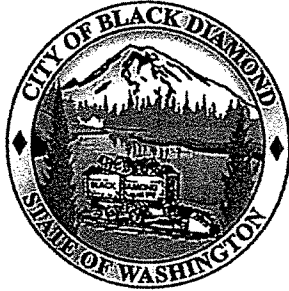
PLN18-0034

EXHIBIT C

TITLE: Approval of Phosphorus Baseline Monitoring Plan

PREPARED BY: City of Black Diamond MDRT

DATE: 11/23/2015



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

November 23, 2015

Mr. Colin Lund, Chief Entitlement Officer
YarrowBay Holdings
10220 NE Points Drive Suite 310
Kirkland, Washington 98033

Colin:

With this letter we are approving the Phosphorus Baseline Monitoring plan that was submitted on 8/15/2015. I have attached the review memo from RH2 Engineering which recommends approval of the plan and the adoption of the noted phosphorus discharge limits for your use in designing the project stormwater treatment systems.

We find that this document meets the requirements of the Development Agreement (Appendix O), the Hearing Examiner Conditions of Approval, City Standards and Ecology requirements.

If you have questions or comments please contact me.

Andrew Williamson



MDRT/Economic Development Director
Phone: 360-886-5700
Fax: 360-886-2592
Email: awilliamson@ci.blackdiamond.wa.us

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

PLN18-0034

EXHIBIT D

TITLE: Washington Department of Fish and Wildlife (WDFW)
Review of Revised SEPA Checklist

PREPARED BY: WDFW

DATE: 12/20/2012



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
Mailing Address: 1775 12th Ave. NW Suite 201, Issaquah, WA 98027

December 20, 2012

City of Black Diamond
Department of Community Development
ATTENTION: Steve Pilcher, Director
PO Box 599
Black Diamond, Washington 98010

Dear Mr. Pilcher:

SUBJECT: Mitigated Determination of Nonsignificance, The Villages Master Planned Development Preliminary Plat 1A, Rock Creek, Tributary to Lake Sawyer, King County, WRIA 09.0085

The Washington Department of Fish and Wildlife (WDFW) notes that the above-referenced proposed development has acknowledged the need to modify or replace the bridge which crosses Rock Creek on Auburn-Black Diamond Road (aka Roberts Drive) or add a pedestrian bridge nearby.

A Hydraulic Project Approval (HPA) will be required from WDFW for this activity. Permits from the Army Corps of Engineers and Washington Department of Ecology may also be required. Mitigation will be required based upon the actual project impacts to the stream and its associated wetlands.

Thank you for the opportunity to provide these comments. If there are any questions concerning this, please contact me at 425-313-5683 or fisheldf@dfw.wa.gov.

WDFW appreciates the opportunity to collaborate with the City of Black Diamond in our efforts to preserve, protect, perpetuate, and manage the fish and wildlife resources of the state of Washington.

Sincerely,

A handwritten signature in cursive script that reads "Larry Fisher".

Larry Fisher
Area Habitat Biologist

LF:lf: COBlackDiamondVillagesSEPA.doc

cc: WDFW: Zeigler

December 12, 2012

VIA U.S. MAIL, FAX, AND EMAIL

Bob Zeigler
SEPA/NEPA Coordinator
WDFW Regulatory Services Division
600 Capitol Way North
Olympia, WA 98501-1091
Fax: 360-902-2946
Email: Robert.Zeigler@dfw.wa.gov
Email: SEPAdesk@dfw.wa.gov
Email: SEPAdesk2@dfw.wa.gov

**Re: City of Black Diamond
Villages Phase 1A Preliminary Plat (PLN11-0002)**

To Mr. Zeigler:

On August 30, 2012, pursuant to WAC 197-11-340, the Washington Department of Fish & Wildlife (WDFW) was provided a copy of the environmental checklist and MDNS for the Villages Phase 1A Preliminary Plat (PLN11-0002) by the City of Black Diamond (City). Any comments on the checklist and MDNS were requested to be submitted to the City by September 14, 2012, which was later extended to September 21, 2012, pursuant to a Notice of Extension sent to WDFW on September 6, 2012.

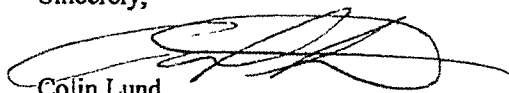
WDFW submitted no comments to the City regarding the environmental checklist and MDNS for the Villages Phase 1A Preliminary Plat (PLN11-0002). *See* WAC 197-11-545(2) regarding the effect of no comment.

Despite this prior notification, concerns were raised during the hearing for the Villages Phase 1A Preliminary Plat (PLN11-0002) that WDFW may not have submitted comments that it otherwise would have had the project's environmental checklist included the notation under Section A.10 that a Hydraulic Permit Approval (HPA) "may" be required for pedestrian improvements across Rock Creek. The enclosed checklist includes that notation. Such pedestrian crossing may or may not be associated with or connected to the pre-existing Rock Creek Bridge in the City of Black Diamond.

WDFW is requested to review and is invited to comment within ten (10) days on the enclosed SEPA checklist. Any comments should be directed to the City's SEPA Responsible Official, Steve Pilcher, at P.O. Box 599, Black Diamond, WA 98010 or spilcher@ci.blackdiamond.wa.us. The City's Hearing Examiner has granted the City's SEPA Responsible Official the authority to impose additional SEPA mitigation that is reasonably necessary to address impacts identified by WDFW.

Your consideration of these materials is appreciated. If you have any questions regarding this letter or the enclosed SEPA checklist, please call Colin Lund at 425-898-2120.

Sincerely,


Colin Lund
Chief Entitlement Officer

cc: **Steve Pilcher, City of Black Diamond, SEPA Responsible Official, VIA U.S. MAIL**

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

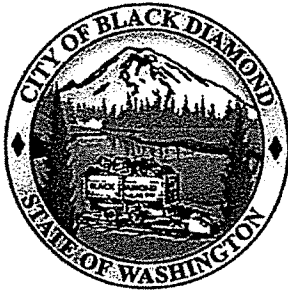
PLN18-0034

EXHIBIT E

TITLE: Analysis of Wildlife Corridors

PREPARED BY: City of Black Diamond

DATE: 09/18/2013



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

MEMORANDUM

Date: September 18, 2013

To: File PLN11-0001

From: Mark Hoppen, SEPA Responsible Official

Re: Condition #89/SEPA Mitigation Measure #9 of The Villages MPD Phase 1A Preliminary Plat

Condition #89/SEPA Mitigation Measure #9 is as follows:

"89. Prior to any clearing or grading of Parcels 34B, 27C, 1L or the area between 1L and 27C, the Applicant shall prepare and have approved an analysis by a qualified expert assessing whether any wildlife corridor connections between wetlands S, T, D4 and E1 have any significant environmental benefit and identify any measures to connect those wetlands that are reasonably feasible. The Applicant's analysis shall be subject to peer review the City's MDRT team. The SEPA Responsible Official shall be responsible for approving the connectivity analysis and is authorized to impose reasonable mitigation measures to the extent necessary to prevent probable significant adverse environmental impacts."

Pursuant to the Hearing Examiner's preliminary plat condition of approval #89/SEPA Mitigation Measure No. 9 on The Villages MPD Phase 1A Preliminary Plat, the Master Developer submitted a letter regarding the wildlife corridor connections analysis on June 19, 2013. Next, the MDRT responded with comments on the document on July 15, 2013. The MDRT wetland consultant, Perteet, determined that, the first criterion of Condition #89 had been met and that habitat connections between wetlands S, T, D4 and E1 do not have significant environmental benefit compared to others defined by King County and under the City Sensitive Areas Ordinances Best Available Science (BAS).

The Master Developer provided a resubmittal package on August 14, 2013. The MDRT reviewed the resubmittal and the MDRT wetland consultant, Perteet, determined that,

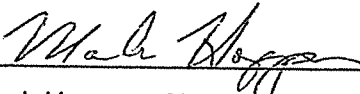
"1. The revised analysis is satisfactory in that it addresses the impracticality of creating a significant habitat linkage between Wetlands S, T, D4, and E1 where no significant linkage has been documented to exist presently between all wetland units. I agree that measures have been provided in the 1A Plat to preserve connections between Wetlands T and D4 and to retain the connection of Wetland E1 to other habitats. Habitat connections to Wetland S are however limited by existing disturbances and this wetland does not have the potential or opportunity for a significant habitat connection to Wetlands T, D4, and E1.

2. It is stated in the letter to Stacey Welsh from Wetland Resources, Inc., August 12, 2013, that split rail fencing and native vegetation has been removed from the wildlife corridor connections analysis. To clarify our intent in item #2 of our July 12, 2013 response memo, we were specifically evaluating these items in relationship to Condition of Approval #89 of the City of Black Diamond Hearing Examiner's Decision. In this consideration, it was our determination that fencing and native vegetation in the developed landscape would not serve to create a significant habitat connection between all wetland units. These features are however required for other ecological purposes in the plat conditions and in the Development Agreement and will provide ecological benefit and are not recommended to be omitted."

Regarding Perteet's comment #2 above, split-rail fencing for wetland buffers is already required by plat condition #2. MPD condition #122 requires native vegetation in street landscaping and parks. Although not listed in the Wildlife Corridor Connections Analysis, these are already requirements of The Villages MPD and the Phase 1A Preliminary Plat.

The Wildlife Corridor Connections Analysis for The Villages MPD Phase 1A Preliminary Plat has been reviewed by the Designated Officials, the contracted Master Development Review Team wetland consultant (Perteet), and the SEPA Responsible Official.

Based on the advice and expertise of Perteet, the undersigned SEPA Responsible Official hereby approves the Wildlife Corridor Connections Analysis for The Villages MPD Phase 1A Preliminary Plat, dated August 12, 2013, with no additional mitigation required.



Mark Hoppen, City Administrator
SEPA Responsible Official

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

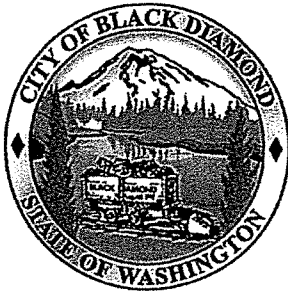
PLN18-0034

EXHIBIT F

TITLE: Re-Channelization of SE 288th Street and 216th Avenue SE
Approval

PREPARED BY: City of Black Diamond MDRT / Parametrix

DATE: 09/11/2017



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

September 11, 2017,

Mr. Colin Lund
Director of Development
Oakpointe
10220 NE Points Drive, Suite 310
Kirkland, WA 98033

Re: PLN 16-0068 288th and 216th

Dear Mr. Lund:

Please use this letter as your official notice of completion of the re-channelation of 288th and 216th is completed

Andrew Williamson



MDRT/Economic Development Director- Community Development Director
Phone: 360-886-5700
Fax: 360-886-2592
Email: awilliamson@ci.blackdiamond.wa.us



CITY OF BLACK DIAMOND

Mailing Address: PO Box 599
Physical Address: 24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

August 2, 2017

Oakpointe LLC
c/o Colin Lund
10220 NE Points Drive, Suite 310
Kirkland, WA 98033

ATTN: Colin Lund

Re: Release of \$5,000.00 Cash Bond (PUB17-0020)

The intent of this letter is to notify you that the work on the above referenced cash bond for the 288th & 216th Re-channelization(PUB17-0020) has been completed to the City of Black Diamond's satisfaction.

We are hereby releasing the cash bond. A check will be issued to Oakpointe LLC/ CCD Black Diamond Partners LLC for the \$5,000.00.

If you should have any questions, please feel free to contact me at (360) 886-5716.

Sincerely,

Andrew Williamson
MDRT Director

Enclosure: Check for refund of Cash Bond

MEMORANDUM

DATE: August 1, 2017
TO: Andrew Williamson
FROM: Austin Fisher, PE
SUBJECT: The Villages SE 288th & 216th Ave SE Channelization - Recommendation of Acceptance
PLN16-0068
CC:
PROJECT NUMBER: 554-3043-022
PROJECT NAME: MDRT Traffic Services

On August 1, 2017 we visually observed the final placement of channelization markings at SE 288th Street and 216th Avenue SE in accordance with the approved plans under PLN16-0068.

Based upon our visual observations of the completed improvements we recommend that the City accept the improvements and consider this project complete.

If you have any questions regarding this recommendation please do not hesitate to contact me at 253-604-6747 or at afisher@parametrix.com.

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

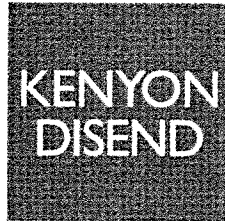
EXHIBIT G

TITLE: CC&R Review Memo

PREPARED BY: Kenyon Disend


DATE: 07/10/2018

Michael R. Kenyon
Reed B. Turpin
Ann Marie J. Soto
Kim Adams Pratt
David A. Linehan
Charlotte A. Archer
Alexandra L. Kenyon
Eileen M. Keiffer
Hillary E. Graber
Kendra R. Comeau



Doug F. Mosich
Of Counsel
Shelley M. Kerlake
1967 - 2014

TO: Andy Williamson, Economic Development Director, MDRT Designated Official

FROM: David Linehan 

DATE: July 10, 2018

RE: Ten Trails Phase 1A – Division 2 Final Plat: Conditions implemented through Covenants, Conditions, and Restrictions (“CC&Rs”)

This memo addresses Oakpointe’s satisfaction of the conditions of approval that are being implemented in the Phase 1A – Division 2 final plat via provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Ten Trails Residential Areas (“Residential CC&Rs”), the Declaration of Covenants, Conditions, Restrictions and Easements for Ten Trails Commercial Properties (“Commercial Properties CC&Rs”), and the Declaration of Covenants and Easements for Ten Trails Community Improvements (“Community Improvements CC&Rs”) applicable to the Ten Trails MPD (f/k/a “The Villages”). As explained below, the Residential CC&Rs submitted by the applicant appear to meet all conditions of approval imposed by the Hearing Examiner’s decision on the preliminary plat and by the MPD Permit. The applicable conditions from the preliminary plat approval and the MPD Permit approval are identified below, followed by an analysis of how each condition has been met in the CC&Rs.

A. Preliminary Plat Conditions Imposed by Hearing Examiner

Condition No. 21: This preliminary plat condition is satisfied by Section 9.2 of the Residential CC&Rs and Commercial Properties CC&Rs, as well as Section 5.6.1 of the Community Improvements CC&Rs.

Condition No. 24: In addition to Note #6 on Sheet 2 of the final plat, this condition is satisfied by Section 6.8 of the Residential CC&Rs, which contains specific prohibitions on alley parking: “Parking is prohibited within alleys and on any section of roadway that is twenty (20) feet wide or narrower.” Moreover, Section 8.5.7 of the Residential CC&Rs contains “provisions for enforcement” of these no parking zones and all other violations of the CC&Rs by authorizing the applicable association to “perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of this Declaration”

Condition No. 29: This condition has been met. The applicant previously submitted CC&Rs applicable to Ten Trails (f/k/a “The Villages”) PP1A Division 1, and has now submitted Supplemental Declarations sufficient to annex the entire area of PP1A Division 2 into the area

covered by these CC&Rs for Division 1. The CC&Rs and Supplemental Declarations prepared and submitted by the applicant comply with the requirements of the MPD Permit and Development Agreement and thus satisfy Condition No. 29 of the Hearing Examiner's preliminary plat approval for PP1A Division 2.

Condition No. 69: This condition for final plat approval has been met. The Tract Areas Table on Sheet 3 of the final plat identifies ownership and maintenance responsibilities for tracts within the final plat, including those containing neighborhood parks, trails, and community parks in PP1A Division 2. Section 9.2 of the Residential CC&Rs sets forth the maintenance obligations of the Residential Owners Association for these Common Areas and Limited Common Areas, and Section 8.5.7 provides the necessary enforcement mechanism.

B. MPD Permit Conditions

MPD Permit Condition No. 9: This condition is met by the following provisions of the Residential CC&Rs:

- Section 7.4.2 – which provides that “the Design Review Committee shall not prohibit the use of green technologies (such as solar panels) in all buildings.”
- Section 6.26 – which prohibits washing of vehicles on driveways and other paved surfaces, except for licensed and approved commercial car washes.
- Section 9.2 – which provides that the Residential Association “shall limit the use of phosphorous fertilizers in Common Areas to the maximum extent practicable.”

#

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT H

TITLE: Water Supply Upgrade Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.
www.rh2.com
mailbox@rh2.com
1.800.720.8052

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Central Point

COASTAL OREGON
North Bend

September 5th 2017

Mr. Andrew Williamson
MDRT Director
City of Black Diamond
PO Box 599
Black Diamond WA 98010

Sent via: Email and US Mail

Subject: Final Plat Document – Water Supply Upgrades

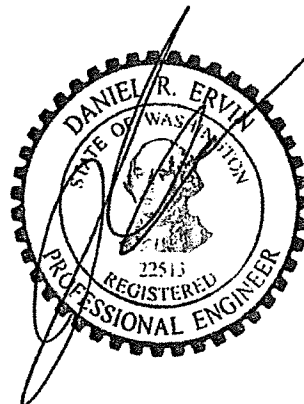
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the necessary upgrades to the **potable water supply system** (as identified in the Development Agreement and the Preliminary Plat) are complete, operational and meet the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.
RH2 ENGINEERING, INC.



THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT I

TITLE: Covington Water District Boundary Dispute Settlement

PREPARED BY: Covington Water District

DATE: 12/28/2015

COMMISSIONERS:

Vern Allemand
Jeff Clark
Alan Eades
David B. Roselle
Tal Weberg

GENERAL MANAGER:

Thomas Keown, P.E.



*Serving
the
Community
Since 1960*

December 28, 2015

Richard Rodriguez
Department of Health
20425 72nd Avenue South, Suite 310
Kent, WA 98032-2358

RE: 2015 Yarrow Bay Settlement Requirements (Notification Compliance to Section 5.1 of Settlement Agreement)

Dear Mr. Rodriguez,

On behalf of the Covington Water District (CWD), this letter serves as the required notification to the Washington State Department of Health and King County that CWD has entered into a Settlement Agreement with Yarrow Bay which addresses the issues relating to the 94 acre water service area dispute with Black Diamond, which is commonly referred to as "98 acres". The 98 Acres area is located within the City of Black Diamond in the southeast portion of the District's Water System. The area abuts SE Auburn-Black Diamond Road to the north and is currently undeveloped.

Development of the area will occur as part of the Yarrow Bay Villages Master Planned Community. CWD is disclaiming any right to service the 98 acres and will be revising the Draft Covington Water District Water System Plan to show the change in its retail service area. In addition, the District requests that King County remove the 98 acres from the District's future service area designated in the South King County Coordinated Water Service Plan (SKCCWSP). The District, if requested by the City, will agree to enter into an interlocal agreement in the form contained in the SKCCWSP as being appropriate to document the transfer of the 98 acres from the District to the City.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact me at your convenience. I can be reached at 253-867-0900.

Sincerely,

COVINGTON WATER DISTRICT

Thomas D. Keown, PE
General Manager

VISION OF TOMORROW | ACTION TODAY

18631 SE 300th Place, Covington, WA 98042 (253) 631-0565

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT J

TITLE: Sewer Lift Station Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.
www.rh2.com
mailto:mailbox@rh2.com
1.800.720.8052

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Central Point

COASTAL OREGON
North Bend

September 5th 2017

Mr. Andrew Williamson
MDRT Director
City of Black Diamond
PO Box 599
Black Diamond WA 98010

Sent via: Email and US Mail

Subject: Final Plat Document – Lift Station

Dear Andy:

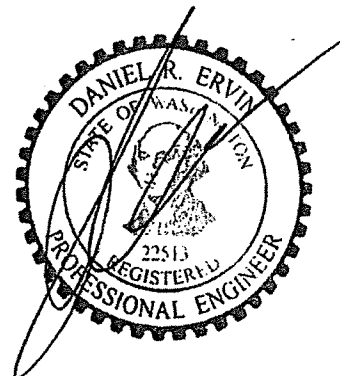
This letter is your certification, for use during Final Plat review and approval, that the **interim lift station** is complete, operational and meets the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.

RH2 ENGINEERING, INC.



THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT K

TITLE: Sewer Force Main Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.
www.rh2.com
mailbox@rh2.com
1.800.720.8052

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

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OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Central Point

COASTAL OREGON
North Bend

September 5th 2017

Mr. Andrew Williamson
MDRT Director
City of Black Diamond
PO Box 599
Black Diamond WA 98010

Sent via: Email and US Mail

Subject: Final Plat Document – Sewer Force Main

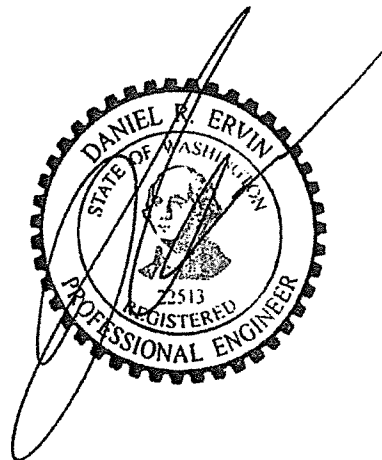
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the off-site sewer force main, from the Villages to the second point of connection, is complete, operational and meets the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.
RH2 ENGINEERING, INC.



THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

PLN18-0034

EXHIBIT L

TITLE: Regional Stormwater Pond Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.
www.rh2.com
mailto:mailbox@rh2.com
1.800.720.8052

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

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OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Central Point

COASTAL OREGON
North Bend

September 5th 2017

Mr. Andrew Williamson
MDRT Director
City of Black Diamond
PO Box 599
Black Diamond WA 98010

Sent via: Email and US Mail

Subject: Final Plat Document – Regional Stormwater Pond

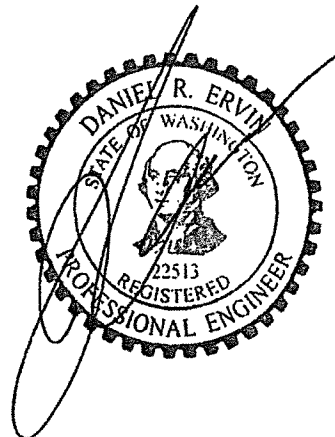
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the necessary upgrades to the **regional stormwater pond** (as identified in the Development Agreement and the Preliminary Plat) are complete, operational and meet the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.
RH2 ENGINEERING, INC.



THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT M

TITLE: Sewer Flow Capacity Verification

PREPARED BY: Triad Associates

DATE: 01/09/2014



Sanitary Sewer Inspection & Cleaning Memo

January 9, 2014

Andrew Williamson
Economic Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010-0559

RE: The Villages MPD – Sanitary Sewer Inspection and Cleaning
Triad Job No. 10-001

Dear Mr. Williamson:

This letter has been prepared to explain and outline the completion of the sewer system inspection and cleaning of the City sewer system downstream of MH 151 to the Jones Lake lift station in accordance with the The Villages MPD Preliminary Plat 1A condition of approval number 79.

The Villages MPD Preliminary Plat 1A condition of approval number 79 states "Prior to the approval of the first utility permit for construction of sanitary sewer utilities, the Applicant shall conduct wet season inspection and/or monitoring sufficient to confirm to the City's satisfaction that there [is] no root intrusion, blockage, breakage or other deficiency that would render the City's existing sewer system downstream of the proposed point of connection insufficient to convey the sanitary sewer flows anticipated from PP1A. If inspection/monitoring identifies any condition indicating there is not sufficient capacity to convey such flows, the Applicant shall provide any improvements the City deems necessary to remedy the deficiency prior to issuance of the first certificate of occupancy for the first division of the Phase 1A plat."

The first phase of inspection was completed on the 2nd and 3rd of October 2013. We attempted to video inspect all of these sewer lines but were unable to complete video inspection due to debris blocking the path of the video machine. The initial video inspection reports identified 5 sewer runs that were unable to be completed due to obstructions and/or heavy debris. These sewer runs that were unable to be completed included; MH14-MH13, MH12-MH11, MH10-MH9, MH9-MH8 and MH8-MH7. Copies of DVDs and inspection reports from this initial inspection were delivered to the City on October 7th for review and comment. The sewer run from MH14-MH13 is located in Morgan Street. The remaining sewer runs that were not initially completed are located south of Morgan Street and have access challenges for cleaning and video inspection.

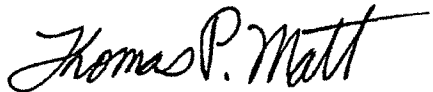
A plan was developed to access the remaining five sewer runs to allow cleaning and completion of video inspection. Cleaning and inspection of these remaining sewer runs was performed over a series

of two visits between November 19th – 21st and December 3rd and 4th, 2013. Copies of DVDs and inspection reports for this work were delivered to the City on December 16th, 2013 for review and comment.

The sewer inspection of the City of Black Diamond sewer system downstream from MH151 to the Jones Lake Lift Station has been completed. Overall the downstream sewer system from MH151 to the Jones Lake Lift Station was found to be in good condition after the cleaning maintenance was completed. Upon completion of the cleaning operations, the video records show that the system capacity has been restored within the City sewer system downstream of MH 151 to the Jones Lake lift station. If you have any questions, please feel free to contact me at (425) 216-2117 or at tmatt@triadassociates.net.

Sincerely,

TRIAD ASSOCIATES



Thomas P Matt, PE
Senior Project Engineer

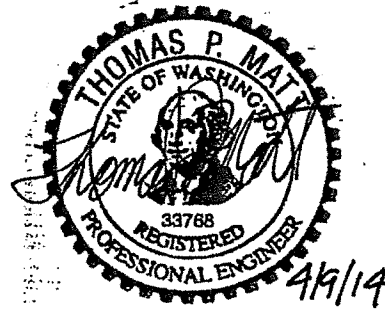


Sanitary Sewer Capacity Memo

April 9, 2014

Andrew Williamson
Economic Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010-0559

RE: The Villages MPD – Sanitary Sewer Capacity
Triad Job No. 10-001

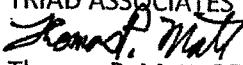


Dear Mr. Williamson:

This memorandum has been prepared to calculate and document the sewer capacity of the City sewer system downstream of MH 151 to the Jones Lake lift station. The existing sewer system capacity was calculated using Manning's equation. The capacity was calculated assuming gravity flow with a Manning roughness coefficient n equal to 0.013 in accordance with Washington State Department of Ecology Criteria for Sewerage Works Design. The capacity of the system was conservatively calculated assuming a flow depth of 80% of the pipe diameter. Pipe slopes used for capacity calculations are from available City sewer record drawings.

The City sewer system from MH151 downstream to the Jones Lake lift station has existing pipes of 8 inch, 15 inch and 18 inch diameter. The existing sewer system from MH151 to MH14 is 8 inch PVC pipe with the flattest section having a slope of 3.8%. This 8 inch pipe has a capacity of 2.24 cfs (cubic feet per second). The existing sewer system from MH14 to MH13 is 15 inch PVC pipe with a slope of 0.58%. This 15 inch PVC pipe has a capacity of 4.33 cfs. The existing sewer system from MH 13 to the Jones Lake lift station is 18 inch RCP (reinforced concrete pipe) with the flattest section having a slope of 0.38%. This existing 18 inch RCP has a capacity of 6.33 cfs.

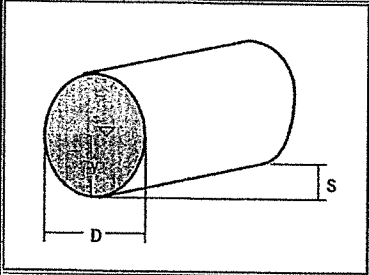
Inspection and cleaning of the City of Black Diamond sewer system downstream from MH151 to the Jones Lake Lift Station has been completed and restores the capacity of the pipelines as noted above. Overall the downstream sewer system from MH151 to the Jones Lake Lift Station was found to be in good condition. If you have any questions, please feel free to contact me at (425) 216-2117 or at tmatt@triadassociates.net.

Sincerely,
TRIAD ASSOCIATES

Thomas P. Matt, PE

Pipe

[illegible]

Pipe

	Input	Output						
Q (cfs)	0.00	4.33						
n	0.013	0.013						
d (ft)	1.202	1.20		1	3/16	inches		
y (ft)	0.962	0.96						
S (ft/ft)	0.0058	0.0058						
								
				A (sf)	0.974			
				Pw (ft)	2.663	V (ft/s)	4.451	
				R (ft)	0.366			
				Critical y (ft) =				
	Qmax @ y (ft) =	1.1277						
	Vmax @ y (ft) =	0.9770						
Job: The Villages			Description: MH14 to MH13					
By: Tom Matt			Date: 4/3/2014					
15" PVC Pipe SDR35 Gravity Sewer Pipe								
Inside Pipe Diameter = 14.426 inches								

Pipe

[illegible]

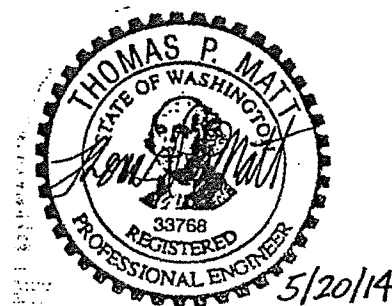


Sanitary Sewer Capacity Memo

May 20, 2014

Andrew Williamson
Economic Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010-0559

RE: The Villages MPD – Sanitary Sewer Capacity
Triad Job No. 10-001



Dear Mr. Williamson:

This letter has been prepared to explain and document the completion of the sewer system inspection and cleaning of the City sewer system downstream of MH 151 to the Black Diamond Pump Station (aka Jones Lake Lift Station) in accordance with The Villages MPD Preliminary Plat 1A (VP1APP) condition of approval number 79. Further this memorandum will show that the existing City of Black Diamond gravity sewer system downstream of MH 151 has capacity to not only serve The Villages MPD Phase 1A but also The Villages MPD Phase 2 Plat C Preliminary Plat (VP2PC).

The Villages MPD Preliminary Plat 1A condition of approval number 79 states "Prior to the approval of the first utility permit for construction of sanitary sewer utilities, the Applicant shall conduct wet season inspection and/or monitoring sufficient to confirm to the City's satisfaction that there [is] no root intrusion, blockage, breakage or other deficiency that would render the City's existing sewer system downstream of the proposed point of connection insufficient to convey the sanitary sewer flows anticipated from PP1A. If inspection/monitoring identifies any condition indicating there is not sufficient capacity to convey such flows, the Applicant shall provide any improvements the City deems necessary to remedy the deficiency prior to issuance of the first certificate of occupancy for the first division of the Phase 1A plat."

Video inspection and subsequent clearing of built-up debris (gravel) in 5 locations has been completed. Overall the downstream sewer system from MH 151 to the Jones Lake Lift Station was found to be in good condition. Upon completion of the cleaning operations, the video records show that the system capacity has been restored within the City sewer system downstream of MH 151 to the Jones Lake Lift Station.

King County Metro reports that the Black Diamond Pump Station and Black Diamond Trunk Line have capacity to serve approximately an additional 1,150 ERUs. See letter from King County Wastewater Treatment Division dated February 17, 2011. "The Villages Phase 1A Sewer ERU Calculations" prepared

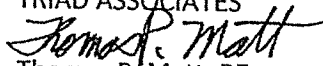
by Triad Associates dated September 25, 2012 shows that the 921 ERUs are adequate to serve The Villages MPD Phase 1A preliminary Plat. Preliminary Plat Phase 2 Plat C proposes 203 single family residential units which equates to 203 sewer ERUs. These two preliminary plats combined will require sewer capacity for 1124 ERUs as shown on sheet UA1 of The Villages MPD – Preliminary Plat Phase 2 Plat C. This total sewer capacity required of 1124 ERUs for both The Villages MPD Phase 1A Preliminary Plat and The Villages MPD – Preliminary Plat Phase 2 Plat C is less than the stated existing available capacity of 1150 ERUs.

As noted above, the total sewer capacity required for both The Villages MPD Phase 1A Preliminary Plat and The Villages MPD – Preliminary Plat Phase 2 Plat C is 1124 ERUs. One ERU is equal to 187 gpd per the City of Black Diamond General Sewer Plan, dated December 2012. Sewer flow from 1124 ERUs at 187 gpd is equal to 210,188 gpd. Inflow and Infiltration (I & I) is calculated at 700 gallons per acre per day for new system construction as identified in the City of Black Diamond General Sewer Plan, dated December 2012. I & I flows are calculated based on net developable area. The net developable area of VP1APP and VP2PC is approximately 116 acres. Estimated I & I from 116 acres at 700 gallons per acre per day equals 81,200 gpd. Total estimated flow for VP1APP and VP2PC is 291,388 gpd. An analyzed pump rate of 346 gpm for The Villages Interim Lift Station (same pump rate as the Morgan Street lift station) would pump the required 291,388 gpd.

The City of Black Diamond's existing sewer system downstream of MH 151 has adequate capacity to serve both The Villages MPD Phase 1A Preliminary Plat and The Villages MPD – Preliminary Plat Phase 2 Plat C with proper design of The Villages Interim Lift station.

Sincerely,

TRIAD ASSOCIATES



Thomas P. Matt, PE

Senior Project Engineer

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

PLN18-0034

EXHIBIT N

TITLE: Approval of Fiscal Impact Analysis for Phase 1A

PREPARED BY: City of Black Diamond MDRT

DATE: 09/06/2013



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

MEMORANDUM

Date: September 6, 2013

From: Andrew Williamson

Re: Approval of Fiscal Impact Analysis for Phase 1A

Pursuant to Section 13.6 (Fiscal Impacts Analysis) of The Villages Master Planned Development Agreement (adopted by Ordinance 11-970), the Master Developer submitted documents pertaining to the Fiscal Impacts Analysis. These documents have been reviewed by the Designated Official and by the contracted Major Development Review Team (MDRT) fiscal impact consultant, Henderson, Young & Company.

Mr. Randall L. Young prepared a document entitled "Independent Evaluation of Fiscal Impact Analysis of Phase 1A of The Villages Master Planned Development", dated October 15, 2012. In this document, he states, "Based on the information presented in my Independent Evaluation Report, it is my expert opinion that the City of Black Diamond's Designated Official should accept the *Fiscal Impact Analysis for Phase 1A of The Villages and Lawson Hills Master Planned Development* dated September 20, 2012, and the supporting spreadsheets and log of documentation and explanations as fulfilling the requirements of Section 13.6 of the Development Agreement."

The additional fiscal condition #83 set by the Hearing Examiner condition of approval on The Villages MPD Phase 1A Preliminary Plat has been fulfilled.

The undersigned Designated Official hereby approves the Fiscal Impact Analysis prepared for The Villages MPD Phase 1A based on the recommendation of the MDRT fiscal consultant.

Andrew Williamson, Designated Official
Fiscal Analysis

THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

PLN18-0034

EXHIBIT O

TITLE: Completion and Maintenance Bond Forms for Ten Trails
Phase 1A – Division 2 Final Plat

PREPARED BY: Triad Associates, Inc. on behalf of Oakpointe
and reviewed by Varius, Inc.

DATE: 06/18/2018



Varius Inc
13843 62nd Ave NE
Kirkland WA 98034
(206) 436 9795

June 18th, 2018

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director
RE: Final Plat Document – Plat 1A, Division 2 – Bond Review and Approval

Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the Public Works Director completed a site review on June 18th 2018 and has reviewed the proposed Bond Worksheets for Plat 1a – Division 2 and found them acceptable to complete all remaining work. The Bond Worksheets (dated June 7, 2018 and noted for Job Number 05-336) include line items for the following uncompleted work:

1. Final Lift HMA
2. Survey Monuments
3. Landscaping and Irrigation
4. Final Striping
5. Mail Boxes

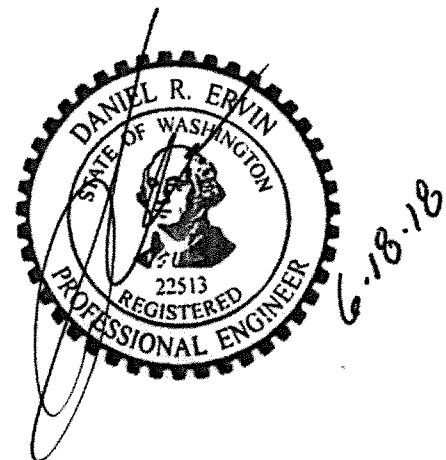
Although not specifically listed as a separate line item, I have assumed that uncompleted sewer manhole gasket replacements, as listed on the acceptance punchlist, are incidental and included within the bond amount.

Please call or email if you need additional information

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', written over a horizontal line.

Daniel R. Ervin, P.E.
Varius Inc – Executive Vice President



Opinion of Probable Costs for Remaining Infrastructure

**For:
Ten Trails - PP1A Division 2**

triad

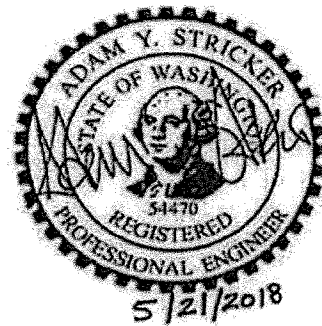
a division of David Evans and Associates, Inc.

Prepared By: Adam Stricker, PE

Job Number: 05-336

Date: May 21, 2018

PP1A Division 2	Estimated Quantity	Unit	Unit Price	Amount
Final Lift HMA	87,000	Sq. Ft.	\$1.31	\$114,000.00
Survey Monuments	8	Each	\$3,600.00	\$28,800.00
Mail Boxes	4	Each	\$3,500.00	\$14,000.00
Remaining landscaping and irrigation including completion of bioretention cells	1	Lump Sum	\$150,000.00	\$150,000.00
Final Striping	1	Lump Sum	\$5,000.00	\$5,000.00
Total				\$311,800.00



Maintenance Cost Summary

For:
Ten Trails PP1A Div. 2

triad

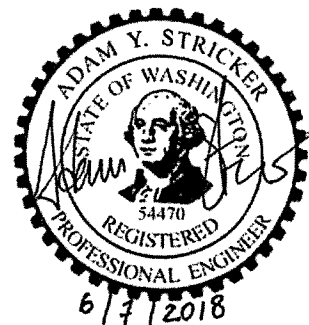
a division of David Evans and Associates, Inc.

Prepared By: Adam Stricker, PE

Job Number: 05-336

Date: June 7, 2018

Ten Trails PP1A Div. 2	Amount
Asphalt Paving and Roadway Infrastructure	\$339,761.00
Concrete Paving	\$277,214.00
Sewer System	\$350,720.00
Storm System	\$654,165.00
Water System (750 PZ)	\$499,289.00
Total	\$2,121,149.00



THE VILLAGES MPD

PHASE 1A – DIVISION 2 FINAL PLAT

PLN18-0034

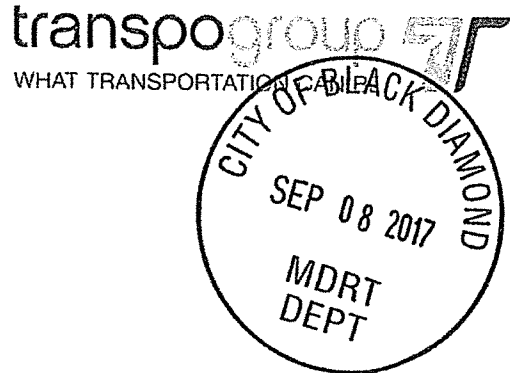
EXHIBIT P

TITLE: WSDOT Applications for SR169 Improvements

PREPARED BY: TranspoGroup

DATE: 09/08/2017

FILE COPY



TG: 1.16450.00, Task 16

September 8, 2017

Mr. Andrew Williamson
City of Black Diamond
Master Development Review Team
24301 Roberts Drive
Black Diamond, WA 98010

**SUBJECT: TEN TRAILS (F.K.A. THE VILLAGES) MASTER PLANNED DEVELOPMENT—
SATISFACTION OF HEARING EXAMINER CONDITION NO. 62**

Dear Andy:

In his *Findings of Fact, Conclusions of Law and Decision* dated December 10, 2012, the Black Diamond Hearing Examiner imposed several conditions on Preliminary Plat 1A (PP1A), including Condition No. 62 which states, "All implementing projects and permits for PP1A shall comply with the terms and conditions set forth in the Detailed Implementation Schedule of Phase 1A Regional Infrastructure Improvements dated August 25, 2012 and approved by the City on August 27, 2012." This Implementation Schedule includes the following requirement for SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road:

"Completed engineering, design and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1A of Preliminary Plat 1A..."

In responding to this condition, we completed the drawings described above and submitted to WSDOT on September 30, 2010. These drawings included channelization plans for Phase 1 (without left-turn lanes on SR 169) and Phase 2 (with left-turn lanes on SR 169). WSDOT representatives acknowledged receipt and preliminary review of this submittal in the first sentence of the attached memorandum dated October 21, 2010. We also completed a traffic operations analysis and traffic signal permit applications and submitted to WSDOT on May 28, 2010 and August 2, 2010, respectively. WSDOT subsequently issued Traffic Sign Permit No. 4192 for SR 169/Roberts Drive and Traffic Signal Permit No. 4193 for SR 169/SE Black Diamond-Ravensdale Road. These permits were approved by WSDOT Regional Traffic Engineer Mark Leth, P.E. on September 2, 2010; copies of both permits are attached to this letter for reference.

In the meantime, WSDOT updated its *Design Manual* in November 2015 and Section 1300.05(1) identifies steps when screening intersection control alternatives, noting that "the single-lane roundabout is the preferred alternative." We have responded to that policy change by completing preliminary horizontal layouts of a

single-lane roundabout at both intersections¹ and submitted these layouts to WSDOT on March 7, 2017. WSDOT is using Joint Account (JA) 6644 to track this project, assigning it to Group No. 20 and Work Operations No. 0910. We have gone through several rounds of review with WSDOT and received the most recent round of comments on July 5, 2017. We are currently preparing plans and revising our roundabout design to address these comments but in the meantime, have received WSDOT approval on the horizontal layout of the roundabout geometrics. In addition, we updated our traffic operations analysis to evaluate single-lane roundabouts at both intersections. This analysis was submitted to WSDOT on March 24, 2017 and review comments were received on June 8, 2017 and July 21, 2017. We updated our analysis in response to these comments and resubmitted to WSDOT on August 30, 2017.

Following approval of the Implementation Schedule by the City of Black Diamond, the State of Washington enacted law that requires replacement of existing culverts that block passage for salmon to spawning grounds. WSDOT is requiring that the existing culverts under SR 169 near these two intersections be replaced to improve fish passage and consequently, construction permitting will likely take more time than was contemplated when this Schedule was originally approved by the City. Among the required additional permits is an ACOE 404 permit which can add as much as 18 months to the permitting process. This Schedule accounts for such an unforeseen circumstance and supports extending the schedule to construct improvements at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road when the following is stated for each intersection:

"Construction of this improvement will commence as soon as reasonably practicable following issuance of all necessary permits, but in any event prior to the issuance of the building permit for the 327th Equivalent Residential Unit (ERU) within Preliminary Plat 1A plus any additional time demonstrated to the reasonable satisfaction of the City's Designated Official to be necessary due to action, inaction, or events outside of the Master Developer's control."

Therefore, based on the information documented in this letter, we believe:

- 1) Hearing Examiner Condition No. 62 is satisfied as it relates to the Implementation Schedule for improvements at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road and specifically, actions required prior to the City issuing the first residential or commercial building permit for Division 1A of PP1A; and
- 2) Additional time will likely be necessary to construct these improvements, something this Schedule empowers the City's Designated Official to approve due to, in this case, the new State law enacted after this Schedule was originally approved by the City.

Please let us know if you have any questions or would like to discuss the contents of this letter.

¹ The Implementation Schedule identified roundabouts as the ultimate improvement at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road.

Mr. Andrew Williamson
September 8, 2017
Page 3 of 3

Sincerely,
Transpo Group

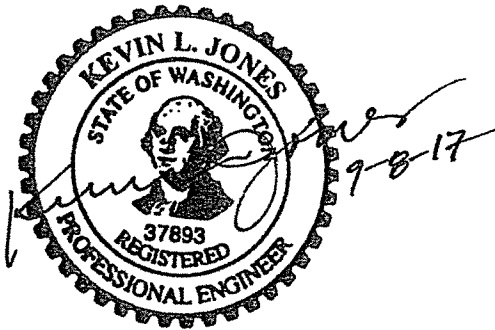


Kevin L. Jones, P.E., PTOE
Principal



Kevin R. Collins, P.E., PTOE
Principal

Attachments: WSDOT Memorandum dated October 21, 2010
WSDOT Traffic Signal Permit No. 4192 approved on September 2, 2010
WSDOT Traffic Signal Permit No. 4193 approved on September 2, 2010





October 21, 2010

TO: Ramin Pazooki / Felix Palisoc
Sno-King Development Services, MS 240

FROM: Rick Roberts / Binh Nguyen
King Area Traffic Analysis, MS 120

SUBJECT: SR 169 – The Villages MPD Phase 1 & 2
MP 8.17 – MP 8.31
Channelization Plan Review 1

NW Region Traffic and Sno-King Design Review have reviewed the channelization plans for Phase 1 and Phase 2 of subject project submitted on September 30, 2010. We have the following comments.

Design Variances

1. Review comments for the Design Variances will be provided separately.

Phase 1

General

2. Please look at the possibility of moving the stop lines closer together or closer to the crosswalk lines. 50-ft LT radius can be used as guidance as long as there are sufficient spaces to accommodate large vehicles turning paths. This would effectively reduce the intersection crossing area for more efficient traffic operations while providing better a view of conflicting crossing pedestrians for the RT.
3. Please delete the words "CHANNELIZATION PLAN" from the title block as they are already provided in the title sub-block.
4. Please delete the words "WSDOT APPROVAL" from the title sub-block.
5. Please remove all drainage and topography features off the plans.
6. Please show only the final R/W lines on all plan sheets. Where new R/W lines overlap the existing, please show only the proposed. The combination of new and existing should form one continuous R/W line. Also, please delineate WSDOT and City R/W limits.
7. Where centerline splits a lane or does not follow a lane line, please show the widths on either side of the centerline.
8. Please increase the text size for the centerline stations.

9. Landing areas at each end of the crosswalks must be provided. Note that the crosswalk and landing areas design must meet ADA requirements.
10. Please delete the word "PROPOSED" from labels such as Proposed Edge of Pavement or Proposed Edge of Traveled Way. Unless noted as Existing (and shown in half-tone), all channelization elements shown are proposed.
11. Typical Section should include features beyond the shoulder such as slopes and ditches. Note that material references should not be included.

CH1

12. Design Data: please use Design Matrix 5-15 for this project.
13. Please provide pavement turning arrows for the right-turn lane.
14. Please show lane widths for Roberts Dr.
15. Typical Section does not match the plan; there is an offset between the centerline and the edge of NB travel lane.

CH2 & CH4

16. Please remove WSDOT Approval block from these sheets as they are not part of the State facility.

CH3

17. Curve Data: please provide superelevation info. See Design Manual Section 1250.05 for details.
18. For the SB right-turn lane, a 50-ft gap opening must be provided from the end of the Wide Lane Line to the beginning of the RT taper (i.e. Wide Lane Line should end at STA 642+51.5). Note that a minimum of 4:1 RT taper required. See Standard Plan M-5.10-01 for more details.
19. Please show lane widths for the mainline at the match lines and for the Blk Diamond – Ravensdale Rd.
20. Per discussion at the meeting, the lane alignment deviation can be eliminated by minor stripping adjustment. Documentation for why it is not feasible to move the curve out of the intersection area since this is existing alignment should be provided.
21. At STA 645+93, the offset callout for the edge stripe is 10.5 ft LT. A full lane width (11-ft lane) should be provided a little further out to meet guidelines and then blend back in to the existing (this comment could be eliminated with the minor restriping in the previous comment to eliminate the lane alignment issue.)
22. Please show the existing driveway(s) adjacent to the intersection. If a corner clearance requirement cannot be met with the presence of the driveway, a deviation approved by the City is required.

23. Per discussion at the meeting, note that decisions made now on how the cross streets tie in to State Highway could have a significant impact on how ADA guidelines can be incorporated in the future.

Phase 2

General

24. Same general comments under Phase 1 apply to Phase 2 plans.
25. Please provide lane widths for all lanes at within the intersection area.

CH1

26. Design Data: please use Design Matrix 5-15 for this project.

CH2

27. For the SB right-turn lane, a 50-ft gap opening must be provided from the end of the Wide Lane Line to the beginning of the RT taper (i.e. Wide Lane Line should end at STA 642+16.5). Note that a minimum of 4:1 RT taper required. RT pavement arrows should also be repositioned accordingly per Standard Plan M-5.10-01 (i.e. 1st arrow is 50ft from the stop line).
28. Please extend the median island pass the stop line about 10ft and modify the island nose to follow the LT radius for better guiding visual (see marked up plan for details). Stop lines have better recognized as independent features when they are set apart from island corners. Other operational benefit for a set-back is that some NB traffic will over-shoot the stop line and come to rest in a position within the path of the WBLT movement, which would then need to warp their path around the encroachment. Please revise.

CH3

29. The lane alignment for SR169 NB is off at Black Diamond-Ravensdale Road I/S. If the lane alignment offset falls into the category of:

- a. Design Speed: 1 shift
- b. No more than ½ a lane width
- c. Sight distance to receiving lane is provided

Then only simple documentation as to why it isn't feasible can be included in the file. Otherwise it would be a deviation approved at WSDOT HQ. Review and discussion for the E-W movements using the same evaluation criteria is also sufficient; however, it appears that a deviation for the WB may be needed. These lane alignment offsets weren't so apparent on Phase 1; must be the widening and stop bar relocation that causes the lane alignment offsets.

30. Curve Data: please provide superelevation information. See Design Manual Section 1250.05 for details.
31. Please show lane widths for the mainline at the match lines.

CH4

32. Please provide widths for all driveway approaches.

SR 169 MP 8-17 – 8.31 The Villages MPD

Page 4

If you have any questions, please contact Rick Roberts at 206-440-4352 or Binh Nguyen at 206-440-4362.

RBR: btn

Attachment: *Marked-up plans*

cc: Leslie Barben-Price, Sno-King Design Reviewer
File



**Washington State
Department of Transportation**

Traffic Signal Permit

Check Appropriate Box: ☒ Permit Application (Complete Parts A and B)
☐ Report of Change (Complete Parts A, E, and F)
☐ Report of Installation (Complete Parts A, D, and F)

F	Permit No. <u>4192</u> To be Assigned by Headquarters
----------	--

A Applying or Reporting Agency	State Route 169	Milepost 8.25	Control Section 1734	WSDOT Region Northwest Region	70% Rule By <input type="checkbox"/> Speed <input checked="" type="checkbox"/> Population
	Location / Cross Street Roberts Drive		County King	City Black Diamond	City Population 4,200
B Applying Agency - Application Information	Signal Type - Check Appropriate Boxes				
	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Intersection Control Beacon <input type="checkbox"/> Ramp Meter <input type="checkbox"/> School <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Emergency Vehicle <input type="checkbox"/> Moveable Bridges <input type="checkbox"/> Reverse Lane <input type="checkbox"/> Temporary				
	Agency		Applicant Name BD Village Partners, LP		Date Aug 2, 2010
	Address 10220 NE Points Drive, Suite 120		City Kirkland	State WA	Zip Code 98033
C Region Authorization	Warrant Checklist				
	<input checked="" type="checkbox"/> 1. Eight-Hour Vehicular Volume 12 <input type="checkbox"/> 8. Roadway Network <input checked="" type="checkbox"/> 2. Four-Hour Vehicular Volume 12 <input type="checkbox"/> 9. Non-MUTCD Warrant <input type="checkbox"/> 3. Peak Hour <input type="checkbox"/> 10. Other <input type="checkbox"/> 4. Pedestrian Volume <input type="checkbox"/> 5. School Crossing <input type="checkbox"/> 6. Coordinated Signal System <input type="checkbox"/> 7. Crash Experience				
	Support Data Checklist - Check appropriate boxes and describe the problem being addressed by this installation				
	<input type="checkbox"/> Vehicular Volume Counts <input type="checkbox"/> Intersection Sketch <input checked="" type="checkbox"/> Projected Volumes <input type="checkbox"/> Speed Study <input type="checkbox"/> Other <input type="checkbox"/> Pedestrian Volume Counts <input checked="" type="checkbox"/> Warrant Analysis <input type="checkbox"/> Gap Study <input type="checkbox"/> Accident Study				
D Operating Agency	Problem Statement By 2012 the SR 169 Roberts Drive intersection is anticipated to operate below the WSDOT LOS D standard with the EB operating at LOS F during the weekday PM peak hour. With installation of a traffic signal and a southbound right-turn lane the intersection will operate at LOS A during weekday PM peak hour in 2012.				
	Under authority of RCW 46.61.085, the above described installation is authorized. <input type="checkbox"/> Signature - Region Administrator <u>9/2/10</u> <input checked="" type="checkbox"/> Signature - Delegated to <u>Region Traffic Engineer</u> Approval Date				
E Operating Agency	Report of Installation (Fill in Agreement Number if Owning Agency does not operate and/or maintain the signal)				
	Turn-On Date	Agency Owning Signal		Agency Operating Signal	
F Operating Agency	Control Type <input type="checkbox"/> Cyclic <input type="checkbox"/> Flashing	Agency Maintaining Signal		Agreement Number	
	Report of Change (Report change in Type of Signal, Type of Control, or if signal was removed)				
	Signal Type Changed From _____ To _____				Date Changed
	Control Type Changed From _____ To _____				Date Changed
G Operating Agency	Date Signal Removed	Reported By	Title	Date	



**Washington State
Department of Transportation**

Traffic Signal Permit

Check Appropriate Box: ☒ Permit Application (Complete Parts A and B)
☐ Report of Change (Complete Parts A, E, and F)
☐ Report of Installation (Complete Parts A, D, and F)

F	Permit No. <u>4193</u> To be Assigned by Headquarters
----------	--

A Applying or Reporting Agency	State Route 169	Milepost 8.28	Control Section 1734	WSDOT Region Northwest Region	70% Rule By <input type="checkbox"/> Speed <input checked="" type="checkbox"/> Population	
	Location / Cross Street Black Diamond-Ravensdale Road		County King	City Black Diamond	City Population 4,200	
B Applying Agency - Application Information	Signal Type - Check Appropriate Boxes <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Intersection Control Beacon <input type="checkbox"/> Ramp Meter <input type="checkbox"/> School <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Emergency Vehicle <input type="checkbox"/> Moveable Bridges <input type="checkbox"/> Reverse Lane <input type="checkbox"/> Temporary					
	Agency		Applicant Name BD Village Partners, LP		Date Aug 2, 2010	
	Address 10220 NE Points Drive, Suite 120		City Kirkland		State WA	Zip Code 98033
	Warrant Checklist Hours Met <input checked="" type="checkbox"/> 1. Eight-Hour Vehicular Volume <u>12</u> <input type="checkbox"/> 8. Roadway Network <input checked="" type="checkbox"/> 2. Four-Hour Vehicular Volume <u>7</u> <input type="checkbox"/> 9. Non-MUTCD Warrant <input type="checkbox"/> 3. Peak Hour _____ <input type="checkbox"/> 10. Other _____ <input type="checkbox"/> 4. Pedestrian Volume <input type="checkbox"/> 5. School Crossing <input type="checkbox"/> 6. Coordinated Signal System <input type="checkbox"/> 7. Crash Experience					
C Region Authorization	Support Data Checklist - Check appropriate boxes and describe the problem being addressed by this installation <input checked="" type="checkbox"/> Vehicular Volume Counts <input type="checkbox"/> Intersection Sketch <input type="checkbox"/> Projected Volumes <input type="checkbox"/> Speed Study <input type="checkbox"/> Other <input type="checkbox"/> Pedestrian Volume Counts <input checked="" type="checkbox"/> Warrant Analysis <input type="checkbox"/> Gap Study <input type="checkbox"/> Accident Study					
	Problem Statement The SR 169/Black Diamond-Ravensdale Road intersection currently operates below WSDOT LOS D, with WB at LOS F during peak hour. With installation of a traffic signal this intersection will operate at LOS B during the weekday PM peak hour.					
	Under authority of RCW 46.61.085, the above described installation is authorized. <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Signature - Region Administrator <input checked="" type="checkbox"/> Signature - Delegated to <u>Region Traffic Engineer</u> </div> <div> <u>9/2/10</u> Approval Date </div> </div>					
D Operating Agency	Conditions of Permit					
	Report of Installation (Fill in Agreement Number if Owning Agency does not operate and/or maintain the signal)					
E Operating Agency	Turn-On Date		Agency Owning Signal		Agency Operating Signal	
	Control Type <input type="checkbox"/> Cyclic <input type="checkbox"/> Flashing		Agency Maintaining Signal		Agreement Number	
F Operating Agency	Report of Change (Report change in Type of Signal, Type of Control, or if signal was removed)					
	Signal Type Changed From _____ To _____					Date Changed
	Control Type Changed From _____ To _____					Date Changed
	Date Signal Removed	Reported By		Title	Date	

THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT Q

TITLE: Off-Site Water Main Extension Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.
www.rh2.com
mailbox@rh2.com
1.800.720.8052

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Central Point

COASTAL OREGON
North Bend

September 5th 2017

Mr. Andrew Williamson
MDRT Director
City of Black Diamond
PO Box 599
Black Diamond WA 98010

Sent via: Email and US Mail

Subject: Final Plat Document – Off-Site Mains

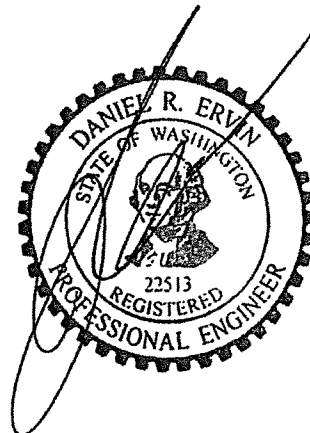
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the off-site regional watermain in Roberts drive are complete, operational and meet the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.
RH2 ENGINEERING, INC.



THE VILLAGES MPD
PHASE 1A – DIVISION 2 FINAL PLAT
PLN18-0034

EXHIBIT R

TITLE: Final Plat Approval Letters

PREPARED BY: Varius, Inc., Parametrix, and Mountain View/
Black Diamond Fire and Rescue

DATE: Various dates



Varius Inc
13843 62nd Ave NE
Kirkland WA 98034
(206) 436 9795

June 27th, 2018

Mr. Andrew Williamson
MDRT Director – City of Black Diamond
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director
RE: Final Plat Document – Plat 1A Division 2 – Final Plat Review and Approval

Dear Andy:

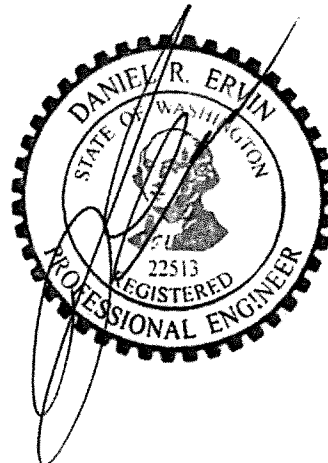
With this letter I transmit my approval of the Final Plat for Ten Trails, Phase 1, Division 2 that I received yesterday June 26th for review. The Final Plat meets the requirements of the Preliminary Plat (including the Hearing Examiner Conditions of Approval) the applicable City codes and standards and the Development Agreement. My review was concluded in accordance with BDMC 17.20.060.

Please call or email if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', written over a horizontal line.

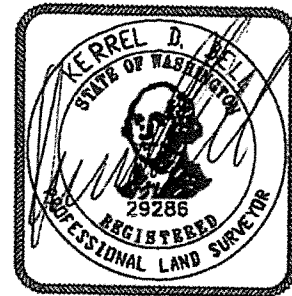
Daniel R. Ervin, P.E.
Varius Inc – Executive Vice President



Wednesday, June 27, 2018

TECHNICAL MEMORANDUM

Date: July 9, 2018
To: Andrew Williamson
From: Kerrel Bell, PLS
Subject: 2nd Review of the Plat of Ten Trails PP1A Division 2
cc:
Project Number: 247-3043-032, 02.01
Project Name: City of Black Diamond
2nd Review of the Plat of Ten Trails PP1A Division 2



We have completed our 2nd review of the above referenced subdivision plat and all comments from our first review have been addressed. We have no further comments at this time.



MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284 info@kcfd44.org www.mvfire.org

City of Black Diamond
24301 Roberts Drive
PO Box 599
Black Diamond WA 98010

June 26, 2018

This letter is to inform you that:

The Fire Department has reviewed Ten Trails, Preliminary, PP1A Division 2, and have approved the plat reviewed. This is to notify you that we are ready to sign the final document upon your request.

Greg Smith
Fire Chief
Black Diamond Fire Department

TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

EASEMENT PROVISIONS

EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY BROADBAND OR TELECOMMUNICATIONS COMPANY, CITY OF BLACK DIAMOND AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS AND TRACTS Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK AND AT. THESE STRIPS AND TRACTS ARE DESIGNATED FOR PUBLIC UTILITY EASEMENTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, CATCH BASINS, MANHOLES, CLEANOUTS, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

TEMPORARY PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED UPON THE RECORDING OF THIS PLAT, TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY BROADBAND OR TELECOMMUNICATIONS COMPANY, AND THE CITY OF BLACK DIAMOND, UNDER AND UPON TRACTS AL, AM, AN, AO, AP, AQ, AR, AS, AU AND AW, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND ENLARGEMENT OF UNDERGROUND PIPES, CONDUITS, CABLES, CATCH BASINS, MANHOLES, CLEANOUTS, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID TRACTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON SAID TRACTS UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. THESE TEMPORARY PUBLIC UTILITY EASEMENTS GRANTED HEREON OVER TRACTS AL, AM, AN, AO, AP, AQ, AR, AS, AU AND AW SHALL AUTOMATICALLY TERMINATE OVER EACH SAID TRACT WITHOUT FURTHER ACTION FROM ANY PARTY UPON THE RECORDING OF A SUBSEQUENT FINAL PLAT OR PLATS OR OTHER CONVEYANCE TO THE CITY OF BLACK DIAMOND VIA SEPARATE INSTRUMENT INCLUDING SUCH TRACT OR TRACTS.

SUBJECT TO CCD BLACK DIAMOND PARTNER LLC'S RESERVATION OF RIGHTS AS SET FORTH IN THIS PLAT, TEMPORARY PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED UPON THE RECORDING OF THIS PLAT OVER TRACTS AL, AO, AS AND AW. THESE TEMPORARY PUBLIC ACCESS EASEMENTS GRANTED HEREON OVER TRACTS AL, AO, AS, AND AW SHALL AUTOMATICALLY TERMINATE OVER EACH SAID TRACT WITHOUT FURTHER ACTION FROM ANY PARTY UPON THE RECORDING OF A SUBSEQUENT FINAL PLAT OR PLATS OR OTHER CONVEYANCE TO THE CITY OF BLACK DIAMOND VIA SEPARATE INSTRUMENT INCLUDING SUCH TRACT OR TRACTS.

SUBJECT TO CCD BLACK DIAMOND PARTNER LLC'S RESERVATION OF RIGHTS AS SET FORTH IN THIS PLAT, A TEMPORARY EASEMENT IS HEREBY GRANTED AND CONVEYED TO PUBLIC SAFETY PERSONNEL, INCLUDING, BUT NOT LIMITED TO, THE CITY OF BLACK DIAMOND POLICE DEPARTMENT, MOUNTAIN VIEW FIRE AND RESCUE, AND KING COUNTY MEDIC ONE, OVER TRACTS AL AND AW FOR THE PURPOSE OF MONITORING AND ENFORCING TRAFFIC AND SAFETY LAWS AND REGULATIONS AND PROVIDING EMERGENCY RESPONSE SERVICES. THIS EASEMENT SHALL AUTOMATICALLY TERMINATE ABSOLUTELY AND FOREVER AT SUCH TIME AS TRACTS AL AND AW ARE DEDICATED TO THE CITY OF BLACK DIAMOND AS PUBLIC RIGHT-OF-WAY, WITHOUT ANY FURTHER ACTION FROM ANY PARTY.

ALL PRIVATE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE APPLICABLE ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

ALL PRIVATE SANITARY SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE APPLICABLE ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE SANITARY SEWER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE SANITARY SEWER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

ALL PRIVATE WATER LINE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE APPLICABLE ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE WATERLINES AND APPURTENANCES LOCATED BETWEEN THE PUBLIC WATER LINE AND THE WATER METERS, INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE WATERLINES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL BE SUBJECT TO AN EASEMENT 5.0 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

RESTRICTIONS

1. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DICTRICT IN WHICH LOCATED.

3. DECORATIVE TYPE ENTRY SIGNS, EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT, SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY.

4. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY RECORDING NO. 20171227000507 AND RECORDING NO. 20180619000316.

5. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS COMMUNITY COUNCIL AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001314 AND AS AMENDED BY RECORDING NO. 20171227000508 AND RECORDING NO. 20180619000315.

INSTRUMENTATION NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

MONUMENT NOTES

PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED:

- ALL TRACT CORNERS ARE SET 1/2" X 24" REBAR WITH CAP "LS NO. 21467" UNLESS OTHERWISE NOTED.
- ALL TACK IN LEAD WITH WASHERS SET ARE SET ON THE STREETWARD PROJECTION OF THE LATERAL LOT OR LOT/TRACT LINES.
- SET 1/2" X 24" REBAR WITH CAP "LS NO. 21467" AT ALL SIDE AND REAR LOT CORNERS.



EXCEPTIONS NOTED IN TITLE REPORT

(TITLE NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE A, PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. WA-FBCM-IMP-27WAG14-1-18-20376999, DATED MAY 29, 2018 AT 8:00 AM.

- PEDESTRIAN, BICYCLE, EQUESTRIAN TRAIL EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: KING COUNTY
RECORDED: MARCH 23, 2006
RECORDING NO.: 20060323001825
SAID EASEMENT SUPERSEDES AND REPLACES EASEMENT RECORDED UNDER RECORDING NUMBER 9708040340
- MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: APRIL 22, 2011
RECORDING NO.: 20110422000249
REGARDING: TRAFFIC
- THE VILLAGES MPD DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JANUARY 30, 2012
RECORDING NO.: 20120130000655
AND AMENDMENTS THERETO:
RECORDED: SEPTEMBER 6, 2012, JANUARY 3, 2014 AND NOVEMBER 12, 2014
RECORDING NO.: 20120906000762, 20120906000763, 20140103000655, 20141112001375 AND 20171206000581
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDED: JANUARY 28, 2016
RECORDING NO.: 20160128000866
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDED: AUGUST 12, 2016
RECORDING NO.: 20160812001925
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: AUGUST 24, 2017
RECORDING NO.: 20170824000131
NOTE: THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY
- AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MARCH 13, 2018
RECORDING NO.: 20180313000130
SAID INSTRUMENT AMENDS INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170518000241.
NOTE: REFER TO THE INSTRUMENT FOR ITS FULL PARTICULARS
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MARCH 30, 2018
RECORDING NO.: 20180330000502
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
NOTE: REFER TO THE INSTRUMENT FOR ITS FULL PARTICULARS
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MAY 24, 2018
RECORDING NO.: 20180524000140
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
NOTE: REFER TO THE INSTRUMENT FOR ITS FULL PARTICULARS

CONDITIONS FOR FINAL PLAT

- SEPA MITIGATION MEASURE #1: THE APPLICANT SHALL CONSTRUCT A SAFE PEDESTRIAN CONNECTION ACROSS ROCK CREEK FOR PEDESTRIAN LINKAGE TO MORGANVILLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE 200TH DWELLING UNIT FOR THE VILLAGES MPD. IN LIEU OF CONSTRUCTION, THE CITY SHALL HAVE A FINANCIAL COMMITMENT IN PLACE TO COMPLETE THE IMPROVEMENTS WITHIN SIX YEARS OF PP1A APPROVAL.
- PRELIMINARY PLAT CONDITION #17: PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 726TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROponent SHALL CONSTRUCT A SINGLE-LANE ROUNDABOUT AT THE REALIGNED INTERSECTION OF LAKE SAWYER RD. SE AND SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.)
- PRELIMINARY PLAT CONDITION #18: PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 327TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROponent SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGE PL. SE (AKA MAIN ST.).
- PRELIMINARY PLAT CONDITION #19: PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 1,128TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROponent SHALL CONSTRUCT A SINGLE-LANE ROUNDABOUT AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGES PARKWAY SE (AKA COMMUNITY CONNECTOR "A").
- PRELIMINARY PLAT CONDITION #20: THE PROponent SHALL MODEL AND MONITOR TRAFFIC AT THE MIDPOINT OF OCCUPANCY FOR PHASE 1A (596TH EQUIVALENT RESIDENTIAL UNIT)* AND DETERMINE WHAT ADDITIONAL REQUIREMENTS MAY BE NECESSARY TO COMPLY WITH THE TRANSPORTATION CONCURRENCY REQUIREMENTS OF THE COMPREHENSIVE PLAN. *THE MIDPOINT OF OCCUPANCY FOR PHASE 1A WAS REDUCED FROM 596 EQUIVALENT RESIDENTIAL UNITS TO 514 EQUIVALENT RESIDENTIAL UNITS AS A RESULT OF CITY OF BLACK DIAMOND PLAT ALTERATION PLN16-0059.
- PRELIMINARY PLAT CONDITION #24: ALL ALLEYS SHALL BE POSTED "NO-PARKING" WITH SIGNAGE ACCORDING TO THE INTERNATIONAL FIRE CODE; PROVISIONS FOR ENFORCEMENT OF THESE NO PARKING ZONES SHALL BE DEFINED AND ACCEPTED BY THE DESIGNATED OFFICIAL PRIOR TO FINAL PLAT APPROVAL OF ANY PLAT DIVISION IN WHICH ALLEYS ARE PROVIDED.
- PURSUANT TO PRELIMINARY PLAT CONDITION #28 AND ASSOCIATED DEVELOPMENT AGREEMENT SECTION 13.4, THE DESIGN AND SITE SELECTION OF A SATELLITE FIRE STATION SHALL OCCUR AND BE MUTUALLY AGREED TO BY THE CITY AND MASTER DEVELOPER NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT.
- PRELIMINARY PLAT CONDITION #34: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT Q ("MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT") OF VILLAGES DA.
- PRELIMINARY PLAT CONDITION #35: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT R ("COVINGTON TRANSPORTATION MITIGATION AGREEMENT") OF VILLAGES DA.
- PRELIMINARY PLAT CONDITION #51: ON THE FACE OF EACH PLAN SET FOR BUILDING AND UTILITY PERMITS IN PP1A, THE DRC (IN CONJUNCTION WITH THEIR NOTIFICATION OF APPROVAL TO THE CITY) SHALL INCLUDE THE FOLLOWING SEWAGE FLOW INFORMATION AS APPLICABLE: THE TOTAL BUILDING SQUARE FOOTAGE INCLUDED IN THAT APPLICATION, THE NUMBER OF FIXTURE UNITS, THE AVERAGE DRY WEATHER FLOW (ADWF), AND THE PEAK WET WEATHER FLOW (PWFW) ASSOCIATED WITH THE IMPROVEMENTS IN THAT APPLICATION. THE INFORMATION SHALL BE IN TABULAR FORM.
- PRELIMINARY PLAT CONDITION #61: ALL IMPLEMENTING PROJECTS AND PERMITS FOR PP1A SHALL COMPLY WITH THE TERMS AND CONDITIONS SET FORTH IN THE TRAFFIC IMPACT STUDY PREPARED BY TRANSPO GROUP DATED FEBRUARY 2011, UPDATED ON MAY 15, 2012, AND APPROVED BY THE CITY ON AUGUST 30, 2012.

TEN TRAILS, PP1A DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**

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JOB NO 16-001

SHEET 2 OF 13

CITY OF BLACK DIAMOND FILE NO. PLN18-0034

VOL/PG

TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/Pg

CITY OF BLACK DIAMOND CONDITIONS

MINE WORKING WARNING:

WARNING: THE CITY OF BLACK DIAMOND OVERLIES NUMEROUS MINE SHAFTS TUNNELS AND OTHER WORKINGS, THE EXACT LOCATION, DEPTH AND SIZE OF WHICH ARE UNKNOWN. THE LAND ENCOMPASSED BY THIS SUBDIVISION MAY OR MAY NOT OVERLIE SUCH A WORKINGS. IN APPROVING THIS SUBDIVISION, THE CITY OF BLACK DIAMOND MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY OR RESPONSIBILITY WITH RESPECT TO THE SUITABILITY OF THIS SITE FOR THE DEVELOPMENT CONTEMPLATED OR THE SUITABILITY OR INTEGRITY OF THE SUBSOIL AGAINST SUBSIDENCE OR COLLAPSE.

APPROVED MPD STATEMENT:

THIS PLAT IS PART OF AN APPROVED MASTER PLANNED DEVELOPMENT (MPD). ALL DEVELOPMENT AND CONSTRUCTION WITHIN THIS PLAT MUST BE CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE MPD DEVELOPMENT AGREEMENT, MPD DESIGN STANDARDS, AND MITIGATION REQUIREMENTS. ALL BUILDING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF DRC APPROVAL AT THE TIME OF SUBMITTAL TO THE CITY.

GENERAL NOTES:

1) UNLESS OTHERWISE NOTED WITHIN THIS PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE APPLICABLE ASSOCIATION, PER THE TRACT TABLE ON SHEET 3 OF 13.

2) WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAT.

3) ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 13.

4) SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY AND MULTI-FAMILY DWELLING UNIT. DURING THE FIRST FIVE YEARS FOLLOWING JANUARY 24, 2011, THE SCHOOL MITIGATION FEES SHALL BE \$4,670.00 PER SINGLE FAMILY UNIT AND \$1,501.00 PER MULTI-FAMILY UNIT. THEREAFTER, THE MITIGATION FEE SHALL BE THE RATE ADOPTED BY THE CITY OF BLACK DIAMOND SCHOOL IMPACT FEE OR SCHOOL MITIGATION FEE ORDINANCE, IF ANY, PROVIDED THAT THE MAXIMUM SCHOOL MITIGATION FEE DUE FOR EACH DWELLING UNIT SHALL BE \$12,453 PER SINGLE FAMILY DWELLING UNIT AND \$4,003 PER MULTI-FAMILY DWELLING UNIT, AS APPLICABLE, BUT IN NO EVENT, EVEN IN THE ABSENCE OF A SCHOOL IMPACT FEE OR MITIGATION FEE ORDINANCE, SHALL THE MITIGATION FEES BE LESS THAN \$7,783.00 PER SINGLE FAMILY DWELLING UNIT AND \$2,502.00 PER MULTI-FAMILY DWELLING UNIT.

5) IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC STREET-SIDE LANDSCAPING FEATURE AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

6) IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE STREET, ALLEY, OR AUTO COURT AS REQUIRED BY SECTION 6.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID REQUIRED MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE STREET MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

7) ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT, RECORDED UNDER KING COUNTY RECORDING NUMBER 20120130000655.

8) ALL BIO-RETENTION CELLS (RAIN GARDENS) WITH APPURTENANT STORM CONVEYANCE SYSTEMS DRAINING TO THEM, WHETHER IN PUBLIC OR PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE APPLICABLE ASSOCIATION.

CONSERVATION EASEMENT DEED
PARTIAL RELINQUISHMENT

THE CITY OF BLACK DIAMOND AND CCD BLACK DIAMOND PARTNERS LLC HEREBY AMEND THAT CERTAIN CONSERVATION EASEMENT DEED RECORDED UNDER KING COUNTY RECORDING NO. 20060323001818 ("CED") AS FOLLOWS:

TRACTS Z, AA, AB, AC, AD, AF, AG, AH, AI, AJ, AK AND AT ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CEDA.

TRACTS Z, AA, AB, AC, AD, AF, AG, AI, AJ, AK AND AT ARE LANDSCAPED AREAS CONSISTING OF 82,760 SQUARE FEET, WHICH PROVIDES PERMANENT PUBLIC ACCESS, PARKS, AND TRAILS. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED PARAGRAPH 2.3 BY ENHANCING RECREATION OPPORTUNITIES.

TRACT AH IS A LANDSCAPED AREA CONSISTING OF 1,080 SQUARE FEET. SAID TRACT PROTECTS AND CONSERVES THE CONSERVATION VALUES IDENTIFIED IN CED PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC BY PRESERVING VISUAL QUALITY ALONG HIGHWAY, ROAD, AND STREET CORRIDORS OR SCENIC VISTAS.

THE APPLICABLE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF THE CONSERVATION VALUES OF THE CONSERVATION ZONE ESTABLISHED HEREBY, AND THE CITY OF BLACK DIAMOND SHALL HAVE THE RIGHT TO ENFORCE SUCH PRESERVATION AND PROTECTION, PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312, AS AMENDED BY RECORDING NO. 20171227000507 AND RECORDING NO. 20180619000316.

THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHT, TITLE AND INTEREST IN CED WITH RESPECT TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS RELEASE IS INTENDED TO REMOVE CED FROM TITLE TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS AMENDMENT AND RELEASE IS AN ADDENDUM TO CED.

UPON RECORDING OF THIS AMENDMENT AND RELEASE, THE TOTAL SIZE OF THE CONSERVATION ZONES ESTABLISHED WITHIN THE PLAT AND THE REMAINING MINIMUM SIZE OF CONSERVATION ZONES TO BE ESTABLISHED SUBSEQUENTLY ARE AS FOLLOWS:

SOURCE OF REQUIREMENT	TOTAL CZ ACREAGE REQUIRED	TOTAL CZ ACREAGE ESTABLISHED BY PLAT OF TEN TRAILS	REMAINING MINIMUM CZ ACREAGE TO BE ESTABLISHED
CED	63.3 ACRES	7.44 (PP1A DIV. 1) 2.11 (PHASE 2 PLAT C DIV. 1) 1.93 (PP1A DIV. 2)	51.82

TRACT AREAS

TRACT NO.	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
Z	1,978 SF	UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AA	24,417 SF	UTILITY, PEDESTRIAN ACCESS, PARK TRACT AND LANDSCAPE	COMMUNITY TRAIL COMMON GREEN	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AB	4,251 SF	UTILITY, PEDESTRIAN ACCESS, PARK TRACT AND LANDSCAPE	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AC	6,900 SF	UTILITY, PEDESTRIAN ACCESS, PARK TRACT AND LANDSCAPE	COMMUNITY TRAIL POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AD	1,800 SF	UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AE	27,528 SF	UTILITY, ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AF	2,137 SF	PEDESTRIAN ACCESS, LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AG	10,506 SF	UTILITY, PARK TRACT, PEDESTRIAN ACCESS, AND LANDSCAPE	COMMUNITY TRAIL POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AH	1,080 SF	LANDSCAPE, UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AI	1,882 SF	UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AJ	1,872 SF	UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AK	3,123 SF	UTILITY, PEDESTRIAN ACCESS, PARK TRACT AND LANDSCAPE	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AL	20,344 SF	FUTURE DEVELOPMENT		TEN TRAILS COMMUNITY COUNCIL
AM	16,922 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AN	20,232 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AO	62,308 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AP	10,167 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AQ	16,874 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AR	18,658 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AS	51,102 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AT	23,894 SF	UTILITY, PEDESTRIAN ACCESS, PARK TRACT AND LANDSCAPE	NEIGHBORHOOD PARK COMMUNITY TRAIL	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AU	37,300 SF	FUTURE DEVELOPMENT		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
AV	1,539,820 SF	FUTURE DEVELOPMENT		CCD BLACK DIAMOND PARTNERS LLC
AW	124,240 SF	FUTURE DEVELOPMENT		TEN TRAILS COMMUNITY COUNCIL

LOT AREAS

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
84	4,550 SF	104	3,057 SF	124	2,400 SF	144	2,700 SF	164	2,700 SF	184	2,251 SF
85	3,799 SF	105	3,057 SF	125	2,400 SF	145	2,695 SF	165	2,700 SF	185	2,544 SF
86	3,847 SF	106	3,057 SF	126	2,400 SF	146	1,817 SF	166	2,836 SF	186	2,099 SF
87	3,847 SF	107	3,547 SF	127	2,400 SF	147	1,072 SF	167	2,700 SF	187	1,006 SF
88	4,328 SF	108	2,798 SF	128	2,399 SF	148	1,340 SF	168	2,700 SF	188	1,286 SF
89	3,847 SF	109	2,800 SF	129	3,633 SF	149	1,072 SF	169	2,700 SF	189	1,005 SF
90	4,328 SF	110	2,800 SF	130	3,600 SF	150	1,843 SF	170	3,649 SF	190	2,150 SF
91	3,626 SF	111	2,800 SF	131	3,600 SF	151	1,843 SF	171	2,978 SF	191	2,150 SF
92	3,847 SF	112	2,800 SF	132	3,636 SF	152	1,072 SF	172	1,800 SF	192	1,006 SF
93	4,328 SF	113	2,800 SF	133	3,654 SF	153	1,340 SF	173	1,800 SF	193	1,288 SF
94	3,869 SF	114	2,796 SF	134	3,654 SF	154	1,072 SF	174	1,800 SF	194	1,006 SF
95	3,824 SF	115	3,032 SF	135	4,148 SF	155	1,843 SF	175	2,430 SF	195	2,150 SF
96	3,839 SF	116	2,800 SF	136	3,485 SF	156	1,843 SF	176	2,269 SF	196	2,150 SF
97	4,013 SF	117	2,800 SF	137	2,961 SF	157	1,072 SF	177	1,906 SF	197	1,006 SF
98	2,795 SF	118	2,800 SF	138	2,924 SF	158	1,340 SF	178	1,987 SF	198	1,287 SF
99	2,932 SF	119	2,810 SF	139	2,875 SF	159	1,072 SF	179	2,509 SF	199	1,006 SF
100	3,057 SF	120	2,988 SF	140	2,815 SF	160	1,833 SF	180	2,226 SF	200	2,360 SF
101	3,057 SF	121	2,400 SF	141	2,794 SF	161	3,150 SF	181	2,253 SF		
102	3,057 SF	122	2,400 SF	142	2,700 SF	162	2,700 SF	182	2,250 SF		
103	3,057 SF	123	2,400 SF	143	2,700 SF	163	2,700 SF	183	2,250 SF		

OPEN SPACE TABLE

	GROSS ACRES	BDUGAA/ OPEN SPACE REQUIREMENT	MPD REQUIREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREVIOUSLY RECORDED	REQUIRED OPEN SPACE LESS PREVIOUS PLATS	OPEN SPACE PROVIDED IN THIS PLAT	REMAINING OPEN SPACE REQUIRED
WEST ANNEXATION AREA					0.11 (PASSIVE) 7.70 (ACTIVE) (PP1A, DIV. 1) (PH2, PLAT C, DIV.1)			
PARCEL C	54.62	63.30	0	63.3		55.49	1.38 (PASSIVE) 0.55 (ACTIVE)	53.56
PARCEL D	225.99							
PARCEL G	8.06							
PARCEL E	151.15	0	75.58	75.58	0.99 (PASSIVE) 1.12 (ACTIVE) (PH2, PLAT C, DIV. 1)	73.47	0	73.47
TOTAL IN CITY/UGA MPD OPEN SPACE	1196.40	145	336.4	481.4	1.10 (PASSIVE) 8.82 (ACTIVE)	471.48	1.38 (PASSIVE) 0.55 (ACTIVE)	469.55



TEN TRAILS, PP1A DIVISION 2
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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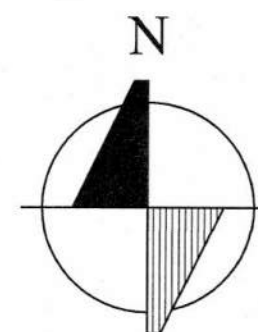
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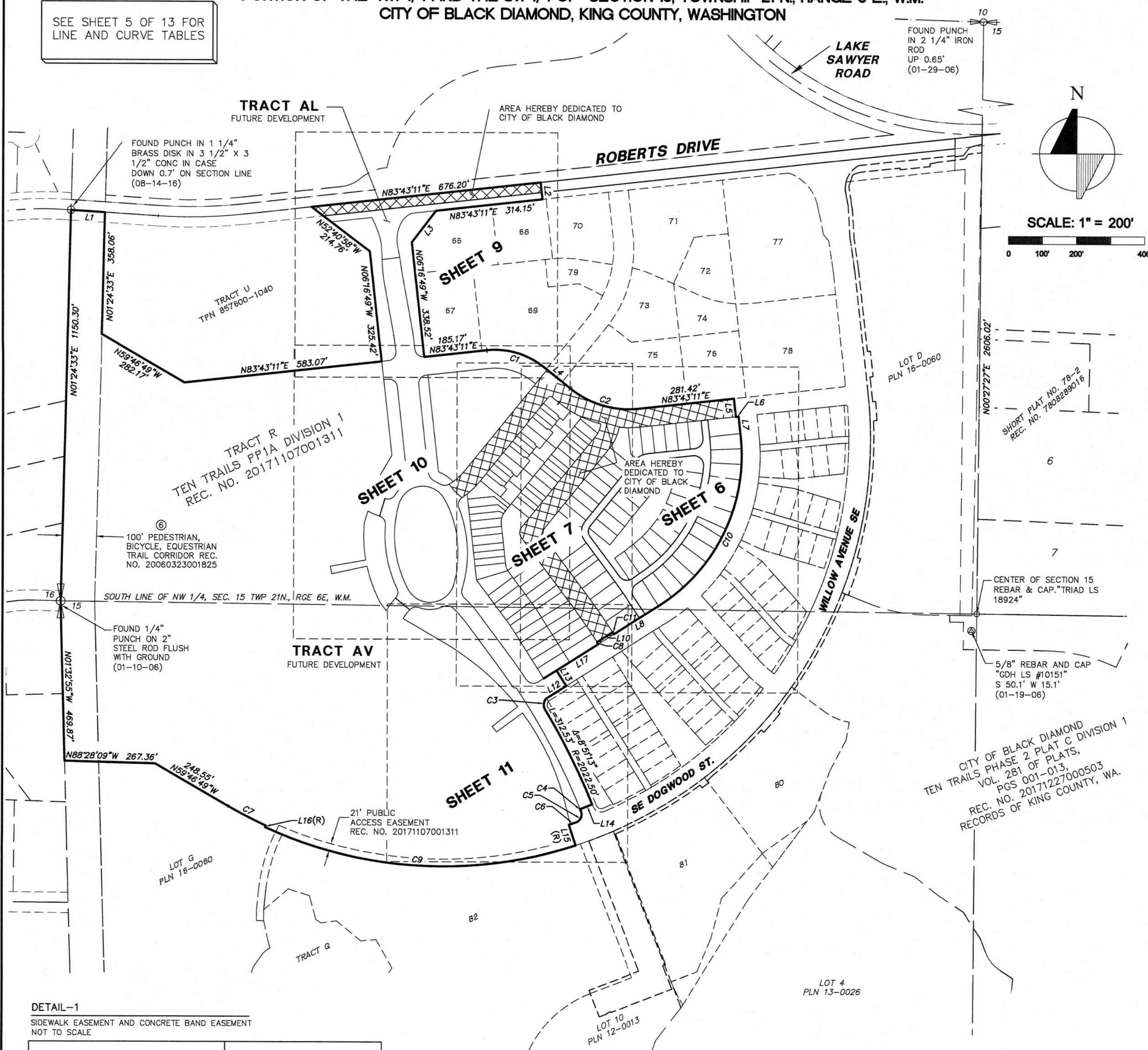
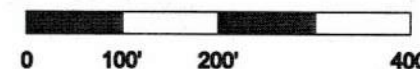
SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

FOUND PUNCH
IN 2 1/4" IRON
ROD
UP 0.65'
(01-29-06)



SCALE: 1" = 200'



DETAIL-1

SIDEWALK EASEMENT AND CONCRETE BAND EASEMENT
NOT TO SCALE

ONE-FOOT
SIDEWALK/CONCRETE
BAND EASEMENT

LOT/TRACT

CONCRETE BAND OR SIDEWALK

RIGHT-OF-WAY/ACCESS TRACT/EASEMENT

BASIS OF BEARINGS

WASHINGTON NORTH ZONE NAD 83/91
NORTH 01°32'55" WEST
BEING THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 15, TOWNSHIP 21
NORTH, RANGE 6 EAST, W.M.



AREA HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND



CITY OF BLACK DIAMOND FILE NO. PLN18-0034

TEN TRAILS, PP1A DIVISION 2
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

CURVE TABLE FOR SHEETS 6-11

LINE AND CURVE TABLES FOR SHEET 4

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N86°16'49"W	100.08'	C1	045°12'00"	227.00'	179.08'
L2	N6°15'40"W	50.00'	C2	045°12'00"	273.00'	215.37'
L3	N37°19'02"E	117.36'	C3	075°46'19"	25.65'	33.92'
L4	N51°04'49"W	100.40'	C4	000°11'41"	1984.50'	6.74'
L5	N6°16'49"W	54.00'	C5	092°41'26"	25.00'	40.44'
L6	N83°43'11"E	8.00'	C6	001°02'47"	1193.00'	21.79'
L7	N6°16'49"W	59.31'	C7	005°40'06"	1252.00'	123.86'
L8	N57°37'11"E	155.79'	C8	000°10'06"	2257.00'	6.64'
L10	N57°06'04"E	54.00'	C8	000°10'06"	2257.00'	6.64'
L12	N57°37'11"E	69.35'	C9	042°41'28"	1257.00'	936.59'
L13	N32°22'49"W	54.00'	C10	063°54'00"	523.00'	583.28'
L14	N67°55'43"E	38.00'	C11	000°10'36"	2311.00'	7.13'
L15	N18°08'23"W	64.00'				
L16	N24°33'05"E	5.00'				
L17	N57°37'11"E	145.49'				

LINE TABLE FOR SHEETS 6-11

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	9.31	N6°16'49"W	L21	35.00	N83°43'11"E	L41	2.22	N9°43'11"E
L2	9.31	N6°16'49"W	L22	35.00	N83°43'11"E	L42	3.09	N25°21'41"E
L3	22.15	N54°41'07"E	L23	35.00	N83°43'11"E	L43	19.39	N38°55'11"E
L4	20.69	N54°41'07"E	L24	35.00	N83°43'11"E	L44	16.00	N38°55'11"E
L5	25.85	N54°41'07"E	L25	19.42	N83°43'11"E	L45	20.00	N38°55'11"E
L6	17.02	N54°41'07"E	L26	33.42	N83°43'11"E	L46	16.00	N38°55'11"E
L7	33.98	N31°08'23"E	L27	20.00	N83°43'11"E	L47	27.50	N38°55'11"E
L8	33.98	N37°00'21"E	L28	2.22	N9°43'11"E	L48	27.50	N38°55'11"E
L9	33.98	N42°52'20"E	L29	20.96	N51°04'49"W	L49	16.00	N38°55'11"E
L10	33.98	N48°44'18"E	L30	12.19	N38°55'11"E	L50	20.00	N38°55'11"E
L11	34.47	N53°55'19"E	L31	5.32	N38°55'11"E	L51	16.00	N38°55'11"E
L12	35.00	N54°41'07"E	L32	13.75	N85°53'17"W	L52	27.50	N38°55'11"E
L13	37.62	N3°54'16"E	L33	14.90	N85°53'17"W	L53	27.50	N38°55'11"E
L14	33.98	N10°11'25"E	L34	9.08	N36°46'49"W	L54	16.00	N38°55'11"E
L15	33.98	N16°03'23"E	L35	53.15	N51°04'51"W	L55	20.00	N38°55'11"E
L16	33.98	N21°55'21"E	L36	29.34	N51°04'49"W	L56	16.00	N38°55'11"E
L17	40.00	N83°43'11"E	L37	13.95	N59°57'03"W	L57	27.12	N38°55'11"E
L18	12.00	N83°43'11"E	L38	11.50	N38°55'11"E	L58	28.11	N9°43'11"E
L19	35.00	N83°43'11"E	L39	11.00	N38°55'11"E	L59	19.34	N36°02'51"W
L20	35.00	N83°43'11"E	L40	35.02	N38°55'11"E	L60	29.58	N33°04'57"W
Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L61	2.26	N38°55'11"E	L81	11.50	N51°04'49"W	L101	12.46	N59°46'49"W
L62	29.63	N38°55'11"E	L82	7.50	N51°04'49"W	L102	3.33	N58°43'38"E
L63	4.77	N38°55'11"E	L83	11.50	N51°04'49"W	L103	31.76	N10°55'46"W
L64	8.00	N83°43'11"E	L84	7.50	N51°04'50"W	L104	39.70	S3°50'33"E
L65	54.00	N6°16'49"W	L85	11.54	N51°04'49"W	L105	19.57	N83°43'11"E
L66	59.31	N6°16'49"W	L86	7.46	N51°04'49"W	L106	5.41	N80°04'45"W
L67	3.16	N38°55'11"E	L87	11.54	N51°04'49"W	L107	6.29	N83°55'11"E
L68	3.17	N38°55'11"E	L88	7.46	N51°04'49"W	L108	27.45	S7°40'58"E
L69	3.16	N38°55'11"E	L89	19.00	N51°04'49"W	L109	24.40	N6°16'49"W
L70	3.17	N38°55'11"E	L90	19.00	N51°04'49"W	L110	24.40	N6°16'49"W
L71	3.16	N38°55'11"E	L91	90.00	N55°12'36"E	L111	51.70	N82°19'02"E
L72	3.16	N38°55'11"E	L92	20.44	S63°26'36"E	L112	27.20	S38°18'32"E
L73	19.00	N51°04'49"W	L93	70.80	N58°22'17"W	L113	28.44	S50°50'55"E
L74	19.00	N51°04'49"W	L94	27.45	S7°40'58"E	L114	12.34	S32°22'49"E
L75	19.00	N51°04'49"W	L95	25.81	N58°43'38"E	L115	10.22	S49°00'40"W
L76	19.00	N51°04'49"W	L96	11.66	N77°46'49"W			
L77	7.50	N51°04'49"W	L97	13.73	N46°03'41"E			
L78	11.50	N51°04'49"W	L98	21.91	N49°00'38"W			
L79	11.65	N51°04'49"W	L99	12.57	N83°43'11"E			
L80	7.35	N51°04'50"W	L100	5.00	N83°43'11"E			

Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	35.52	523.00	3°53'27"	C21	42.18	412.00	5°51'58"	C41	20.17	45.00	25°40'45"
C2	29.34	432.00	3°53'27"	C22	69.14	200.00	19°48'27"	C42	27.14	2401.00	0°38'52"
C3	38.24	432.00	5°04'19"	C23	42.18	412.00	5°51'58"	C43	41.38	2401.00	0°59'15"
C4	38.24	432.00	5°04'19"	C24	24.10	412.00	3°21'04"	C44	41.38	2401.00	0°59'15"
C5	43.03	432.00	5°42'24"	C25	42.18	412.00	5°51'58"	C45	26.12	2311.00	0°38'52"
C6	38.24	432.00	5°04'19"	C26	42.18	412.00	5°51'58"	C46	39.83	2311.00	0°59'15"
C7	43.03	432.00	5°42'24"	C27	42.18	412.00	5°51'58"	C47	39.83	2311.00	0°59'15"
C8	17.47	432.00	2°19'00"	C28	23.25	412.00	3°14'01"	C48	44.69	2311.00	1°06'29"
C9	27.40	523.00	3°00'08"	C29	49.02	28.00	100°18'14"	C49	47.48	2401.00	1°07'59"
C10	38.24	432.00	5°04'19"	C30	43.98	28.00	90°00'00"	C50	35.01	2257.00	0°53'19"
C11	38.24	432.00	5°04'19"	C31	1.58	327.00	0°16'40"	C51	16.66	500.00	1°54'34"
C12	43.03	432.00	5°42'24"	C32	15.73	65.00	13°52'04"	C52	21.73	500.00	2°29'26"
C13	38.47	432.00	5°06'06"	C33	35.08	327.00	6°08'46"	C53	30.02	2257.00	0°45'43"
C14	38.02	432.00	5°02'32"	C34	27.62	327.00	4°50'24"	C54	30.03	2257.00	0°45'45"
C15	16.09	432.00	2°08'01"	C35	64.37	127.00	29°02'24"	C55	30.06	2257.00	0°45'47"
C16	43.56	28.00	89°08'04"	C36	12.90	65.00	11°22'09"	C56	21.21	2257.00	0°32'18"
C17	34.22	28.00	70°01'08"	C37	22.19	65.00	19°33'47"	C57	5.52	50.00	6°19'14"
C18	9.32	28.00	19°04'08"	C38	17.25	45.00	21°58'06"	C58	4.37	500.00	0°30'01"
C19	21.67	412.00	3°00'50"	C39	33.03	25.00	75°42'00"	C59	17.37	500.00	1°59'25"
C20	42.18	412.00	5°51'58"	C40	22.03	45.00	28°03'09"	C60	21.10	50.00	24°10'46"
Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C61	18.29	50.00	20°57'37"	C81	24.52	45.00	31°12'49"	C101	36.59	34.50	60°46'20"
C62	13.41	50.00	15°22'09"	C82	10.67	45.00	13°35'11"	C102	15.91	93.50	9°45'05"
C63	7.74	50.00	8°52'14"	C83	0.35	127.00	0°09'36"	C103	27.91	25.00	63°58'17"
C64	50.32	227.00	12°42'02"	C84	39.27	25.00	90°00'00"	C104	10.63	173.00	3°31'16"
C65	33.03	25.00	75°42'00"	C85	64.72	127.00	29°12'00"	C105	37.84	227.00	9°33'04"
C66	10.61	73.00	8°19'41"	C86	64.28	327.00	11°15'50"	C106	33.36	25.00	76°27'22"
C67	26.59	73.00	20°52'19"	C87	5.11	100.50	2°54'50"	C107	22.92	531.00	2°28'25"
C68	3.81	50.00	4°21'59"	C88	21.73	200.00	6°13'30"	C108	29.55	25.00	67°42'58"
C69	8.02	50.00	9°11'32"	C89	13.07	200.00	3°44'40"	C109	29.31	25.00	67°10'40"
C70	11.83	50.00	13°33'30"	C90	36.77	84.00	25°04'42"	C110	32.55	173.00	10°46'53"
C71	7.12	2311.00	0°10'36"	C91	22.68	84.00	15°28'01"	C111	28.86	25.00	66°08'04"
C72	6.64	2257.00	0°10'06"	C92	22.29	346.00	3°41'29"	C112	29.22	25.00	66°57'44"
C73	39.44	50.00	45°12'00"	C93	4.11	84.00	2°48'04"	C113	17.70	1193.00	0°51'00"
C74	59.45	45.00	75°42'00"	C94	39.27	25.00	90°00'00"	C114	4.09	1193.00	0°11'47"
C75	33.03	25.00	75°42'00"	C95	39.27	25.00	90°00'00"	C115	4.43	5.50	46°08'10"
C76	26.01	25.00	59°36'51"	C96	39.27	25.00	90°00'00"	C116	3.65	4.50	46°27'11"
C77	7.02	25.00	16°05'09"	C97	34.82	173.00	11°31'59"	C117	38.63	25.00	88°32'41"
C78	43.54	28.00	89°05'15"	C98	34.36	25.00	78°44'38"	C118	33.92	25.65	75°46'19"
C79	35.19	45.00	44°48'00"	C99	38.12	93.50	23°21'27"	C119	20.39	662.00	1°45'52"
C80	50.82	65.00	44°48'00"	C100	26.00	25.00	59°34'49"	C120	40.44	25.00	92°41'26"
Curve Table				Curve Table							
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta				
C121	59.81	173.00	19°48'27"	C165	65.00	2000.00	1°51'44"				
C122	49.18	173.00	16°17'11"								
C123	16.65	362.50	2°37'54"								
C124	15.36	334.50	2°37'54"								
C125	50.27	305.50	9°25'44"								
C126	27.49	390.50	4°02'03"								
C127	25.52	362.50	4°02'03"								
C128	23.55	334.50	4°02'03"								
C129	34.03	25.00	78°00'00"								
C130	23.37	2421.00	0°33'11"								
C131	18.62	227.00	4°42'03"								
C132	15.20	294.50	2°57'25"								
C133	19.98	99.50	11°30'26"								
C135	17.25	99.50	9°56'03"								
C136	6.37	498.50	0°43'56"								
C137	57.55	98.50	33°28'23"								
C138	23.34	48.50	27°34'23"								
C139	12.95	294.50	2°31'10"								
C140	2.25	294.50	0°26'15"								
C164	10.26	398.50	1°28'31"								

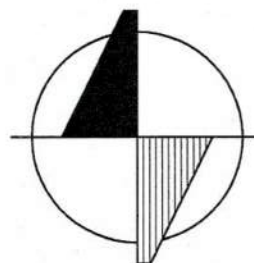
TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

N



SCALE: 1" = 50'

0 25 50 100

SEE DETAIL ON
SHEET 8 OF 13

TEN TRAILS PP1A DIV. 1
REC. NO. 20171107001311



NOTES
1. ROAD HEREBY DEDICATED
TO THE CITY OF BLACK DIAMOND

SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES

SEE SHEET 7 OF 13
FOR ADDRESSES

LEGEND

- ① SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ① PRIVATE ALLEY EASEMENT (SKYLINE LANE)
- ② PUBLIC UTILITY EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PRIVATE ACCESS EASEMENT
- ⑥ PUBLIC SEWER EASEMENT
- ⑦ PRIVATE SEWER EASEMENT
- ⑧ PSE UTILITY EASEMENT
- ⑨ PUBLIC WATER EASEMENT
- UT - UTILITY TRACT
- PA - PEDESTRIAN ACCESS TRACT
- PK - PARK TRACT
- LA - LANDSCAPE TRACT
- AC - ACCESS TRACT
- (R) - RADIAL BEARING

- ✕① SET TACK IN LEAD W/WASHER ON PROPERTY CORNER
- ✕② SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ✕③ SET 2.5' OFFSET TACK IN LEAD W/WASHER
- SET REBAR WITH CAP "DEA 21467"
- A STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT
SET WITH TEN TRAILS PP1A DIVISION 1



TEN TRAILS, PP1A DIVISION 2
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON

**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

JOB NO 16-001
SHEET 6 OF 13

TEN TRAILS

PP1A DIVISION 2

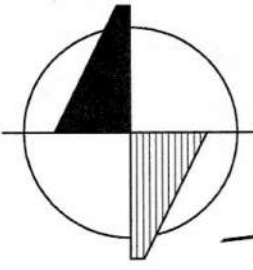
PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES

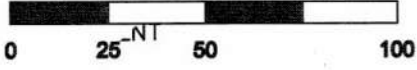
NOTES

1. ROAD HEREBY DEDICATED TO
CITY OF BLACK DIAMOND

N



SCALE: 1" = 50'



SEE DETAIL ON
SHEET 8 OF 13

TRACT AO
FUTURE DEVELOPMENT
SEE SHEET 9

HEMLOCK AVE. SE
(SEE NOTE 1)

TEN TRAILS PARKWAY SE

TRACT AK
UT/PA/PK/LA
N83°43'11"E 77.08'

TRACT AJ
UT/PA/LA
N83°43'11"E 90.00'

TRACT AG
UT/PA/LA
N83°43'11"E 90.00'

TRACT AF
PA/LA/UT
N57°37'11"E 90.00'

TRACT AD
UT/PA/LA
N57°37'11"E 90.00'

TRACT AE
UT/PA/LA
N57°37'11"E 90.00'

TRACT AU
FUTURE DEVELOPMENT
SEE SHEET 10



CITY OF BLACK DIAMOND FILE NO. PLN18-0034

ADDRESSES

LOT NUMBER	STREET NAME	ADDRESS	LOT NUMBER	STREET NAME	ADDRESS
84	MAPLE AVE SE	32677	143	MADRONA AVE SE	32811
85	MAPLE AVE SE	32689	144	MADRONA AVE SE	32803
86	MAPLE AVE SE	32701	145	MADRONA AVE SE	32795
87	MAPLE AVE SE	32713	146	MADRONA AVE SE	32787
88	MAPLE AVE SE	32725	147	MADRONA AVE SE	32779
89	MAPLE AVE SE	32737	148	MADRONA AVE SE	32771
90	MAPLE AVE SE	32749	149	MADRONA AVE SE	32763
91	MAPLE AVE SE	32761	150	MADRONA AVE SE	32755
92	MAPLE AVE SE	32773	151	MADRONA AVE SE	32747
93	MAPLE AVE SE	32785	152	MADRONA AVE SE	32739
94	MAPLE AVE SE	32797	153	MADRONA AVE SE	32731
95	MAPLE AVE SE	32809	154	MADRONA AVE SE	32723
96	MAPLE AVE SE	32821	155	MADRONA AVE SE	32715
97	MAPLE AVE SE	32833	156	MADRONA AVE SE	32707
98	TOLMIE LANE	32899	157	MADRONA AVE SE	32699
99	TOLMIE LANE	32791	158	MADRONA AVE SE	32691
100	TOLMIE LANE	32683	159	MADRONA AVE SE	32683
101	TOLMIE LANE	32575	160	MADRONA AVE SE	32675
102	TOLMIE LANE	32467	161	TEN TRAILS PARKWAY SE	32856
103	TOLMIE LANE	32359	162	TEN TRAILS PARKWAY SE	32850
104	TOLMIE LANE	32251	163	TEN TRAILS PARKWAY SE	32844
105	TOLMIE LANE	32143	164	TEN TRAILS PARKWAY SE	32838
106	TOLMIE LANE	32035	165	TEN TRAILS PARKWAY SE	32832
107	TOLMIE LANE	31927	166	TEN TRAILS PARKWAY SE	32826
108	CRYSTAL LAKES LANE	32776	167	TEN TRAILS PARKWAY SE	32820
109	CRYSTAL LAKES LANE	32764	168	TEN TRAILS PARKWAY SE	32814
110	CRYSTAL LAKES LANE	32752	169	TEN TRAILS PARKWAY SE	32808
111	CRYSTAL LAKES LANE	32740	170	TEN TRAILS PARKWAY SE	32802
112	CRYSTAL LAKES LANE	32728	171	TEN TRAILS PARKWAY SE	32796
113	CRYSTAL LAKES LANE	32716	172	TEN TRAILS PARKWAY SE	32790
114	CRYSTAL LAKES LANE	32704	173	TEN TRAILS PARKWAY SE	32784
115	SE FIR STREET	23309	174	TEN TRAILS PARKWAY SE	32778
116	SE FIR STREET	23295	175	TEN TRAILS PARKWAY SE	32772
117	SE FIR STREET	23281	176	TEN TRAILS PARKWAY SE	32766
118	SE FIR STREET	23267	177	TEN TRAILS PARKWAY SE	32760
119	SE FIR STREET	23253	178	TEN TRAILS PARKWAY SE	32754
120	SE FIR STREET	23239	179	TEN TRAILS PARKWAY SE	32748
121	MADRONA AVE SE	32698	180	HEMLOCK AVE SE	32742
122	MADRONA AVE SE	32710	181	HEMLOCK AVE SE	32706
123	MADRONA AVE SE	32722	182	HEMLOCK AVE SE	32700
124	MADRONA AVE SE	32734	183	HEMLOCK AVE SE	32664
125	MADRONA AVE SE	32746	184	HEMLOCK AVE SE	32658
126	MADRONA AVE SE	32758	185	HEMLOCK AVE SE	32622
127	MADRONA AVE SE	32770	186	HEMLOCK AVE SE	32736
128	MADRONA AVE SE	32782	187	HEMLOCK AVE SE	32730
129	MADRONA AVE SE	32794	188	HEMLOCK AVE SE	32724
130	MADRONA AVE SE	32806	189	HEMLOCK AVE SE	32718
131	MADRONA AVE SE	32818	190	HEMLOCK AVE SE	32712
132	MADRONA AVE SE	32830	191	HEMLOCK AVE SE	32694
133	MADRONA AVE SE	32842	192	HEMLOCK AVE SE	32688
134	MADRONA AVE SE	32854	193	HEMLOCK AVE SE	32682
135	MADRONA AVE SE	32866	194	HEMLOCK AVE SE	32676
136	MADRONA AVE SE	32867	195	HEMLOCK AVE SE	32670
137	MADRONA AVE SE	32859	196	HEMLOCK AVE SE	32652
138	MADRONA AVE SE	32851	197	HEMLOCK AVE SE	32646
139	MADRONA AVE SE	32843	198	HEMLOCK AVE SE	32640
140	MADRONA AVE SE	32835	199	HEMLOCK AVE SE	32634
141	MADRONA AVE SE	32827	200	HEMLOCK AVE SE	32628
142	MADRONA AVE SE	32819			

LEGEND

- ① SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ② PRIVATE ALLEY EASEMENT (SKYLINE LANE)
- ③ PUBLIC UTILITY EASEMENT
- ④ PRIVATE WATER EASEMENT
- ⑤ PRIVATE STORM DRAINAGE EASEMENT
- ⑥ PRIVATE ACCESS EASEMENT
- ⑦ PUBLIC SEWER EASEMENT
- ⑧ PRIVATE SEWER EASEMENT
- ⑨ PSE UTILITY EASEMENT
- UT - UTILITY TRACT
- PA - PEDESTRIAN ACCESS TRACT
- PK - PARK TRACT
- LA - LANDSCAPE TRACT
- AC - ACCESS TRACT
- (R) - RADIAL BEARING
- ✕ SET TACK IN LEAD W/WASHER ON PROPERTY CORNER
- ✕ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ✕ SET 2.5' OFFSET TACK IN LEAD W/WASHER
- ✕ SET NAIL W/WASHER ON PROPERTY CORNER
- SET REBAR WITH CAP "DEA 21467"

TEN TRAILS, PP1A DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE
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p. 425.415.2000 f. 425.486.5059

JOB NO 16-001

SHEET 7 OF 13

TEN TRAILS

PP1A DIVISION 2

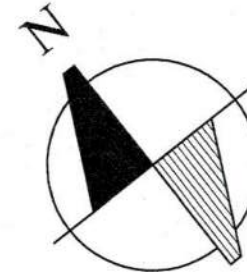
PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

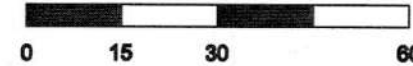
SEE SHEET 7 OF 13
FOR ADDRESSES

SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES

TEN TRAILS 75
PP1A
REC. NO.
20171107001311



SCALE: 1" = 30'



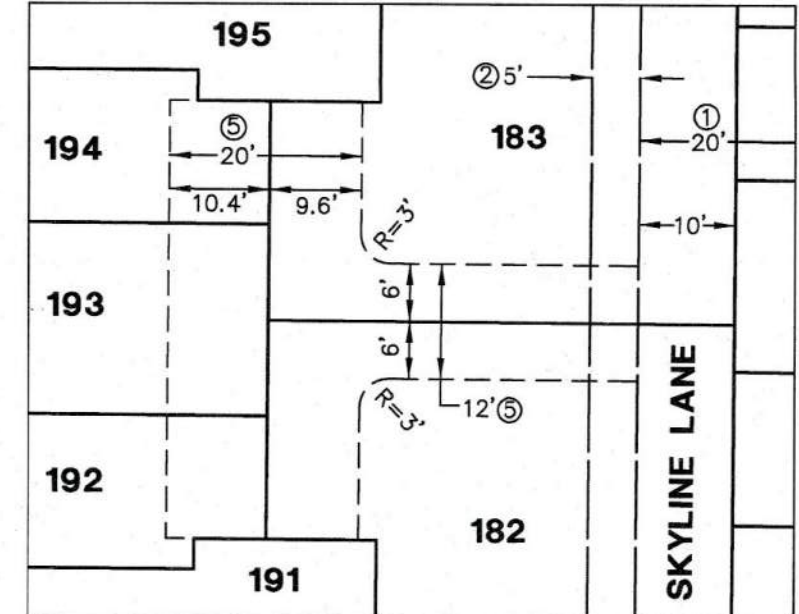
NOTES

1. ROAD HEREBY DEDICATED TO
CITY OF BLACK DIAMOND

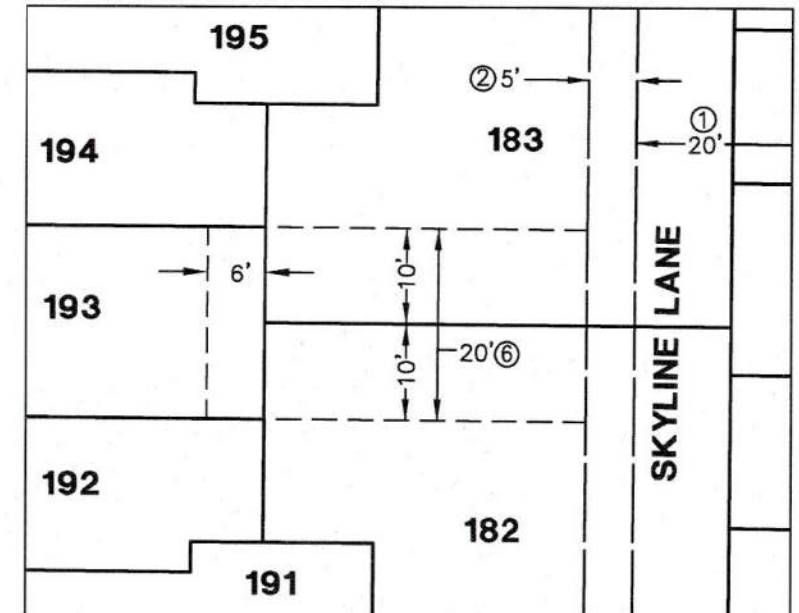
DETAIL-2
1"=20'

NOTE: THESE DETAILS ARE IDENTICAL
FOR LOTS 180, 181, 186-190 AND
FOR LOTS 184, 185, 196-200.

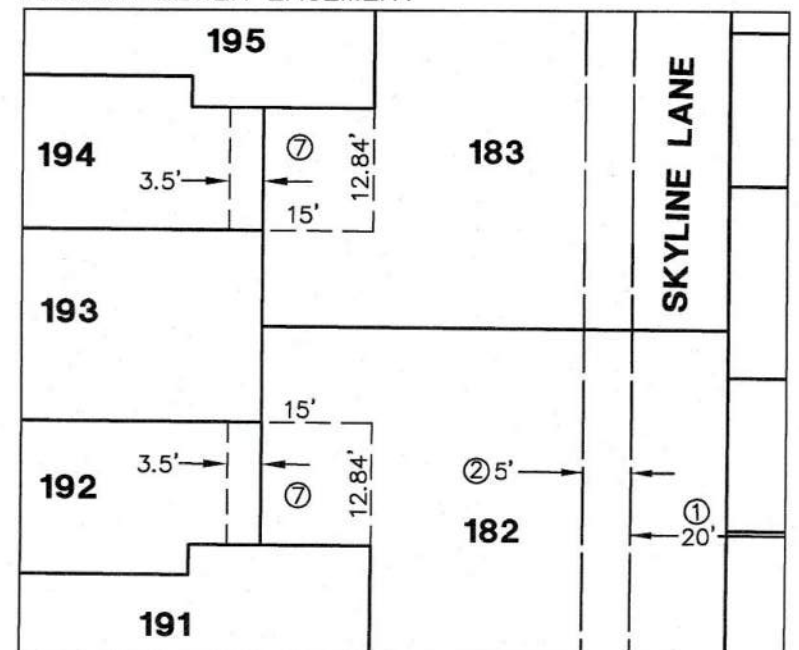
PRIVATE ACCESS EASEMENT



PUBLIC SEWER EASEMENT



PRIVATE SEWER EASEMENT



SEE SHEET 10

HEMLOCK AVE. SE
(SEE NOTE 1)

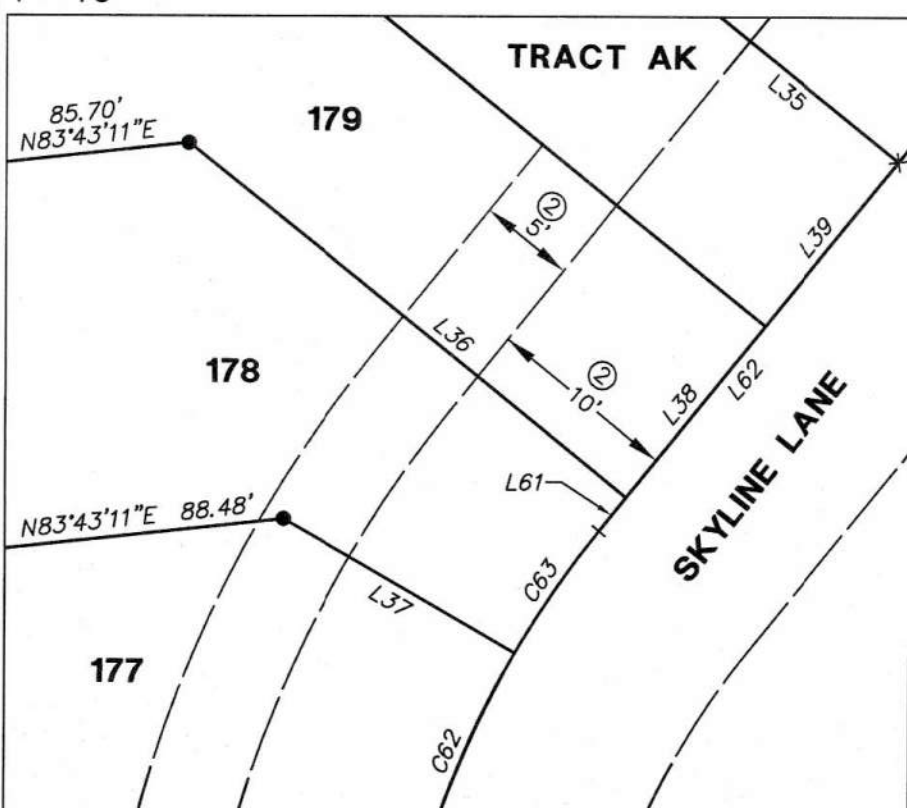
SEE DETAIL-2
ON THIS PAGE

SEE SHEET 6

MADRONA AVE. SE
(SEE NOTE 1)

SEE SHEET 7

DETAIL-3
1"=10'



LEGEND

- ① SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ① PRIVATE ALLEY EASEMENT (SKYLINE LANE)
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- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PRIVATE ACCESS EASEMENT
- ⑥ PUBLIC SEWER EASEMENT
- ⑦ PRIVATE SEWER EASEMENT
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- ⊗ SET TACK IN LEAD W/WASHER ON PROPERTY CORNER
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- ⊗ SET 2.5' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET NAIL W/WASHER ON PROPERTY CORNER
- SET REBAR WITH CAP "DEA 21467"

TEN TRAILS, PP1A DIVISION 2

CITY OF BLACK DIAMOND,
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JOB NO 16-001

SHEET 8 OF 13

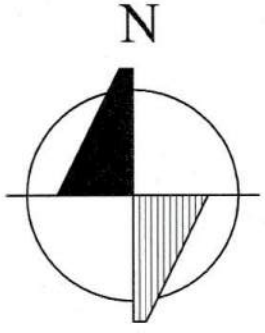
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CITY OF BLACK DIAMOND FILE NO. PLN18-0034

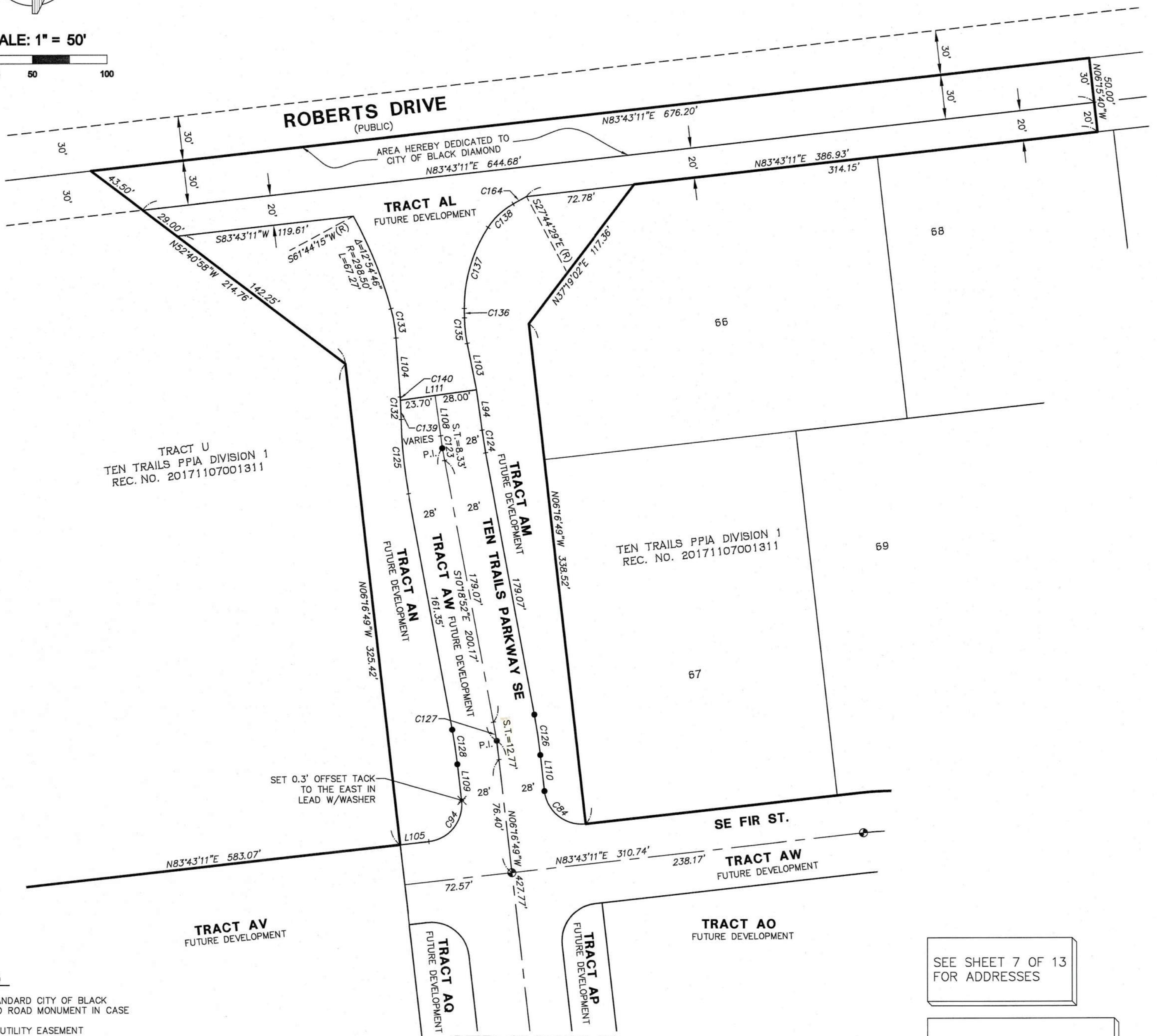
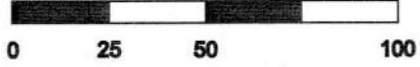
TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



SCALE: 1" = 50'



LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE WATER EASEMENT
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ⊗ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⊗ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ⊗ SET 2.5' OFFSET TACK IN LEAD W/WASHER
- SET REBAR WITH CAP "DEA 21467"
- UT - UTILITY TRACT
- PA - PEDESTRIAN ACCESS TRACT
- PK - PARK TRACT
- LA - LANDSCAPE TRACT
- AC - ACCESS TRACT
- (R) - RADIAL BEARING



SEE SHEET 10

SEE SHEET 7 OF 13
FOR ADDRESSES

SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES



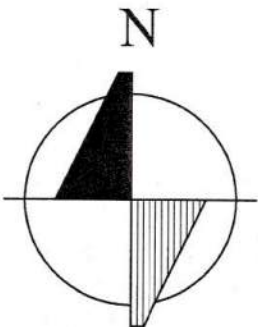
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SEE SHEET 9



SCALE: 1" = 50'

SEE SHEET 7 OF 13
FOR ADDRESSES

SEE SHEET 5 OF 13
FOR LINE AND CURVE TABLES

NOTES

1. ROAD HEREBY DEDICATED TO
CITY OF BLACK DIAMOND

LEGEND

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SEE SHEET 11

TEN TRAILS, PP1A DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE
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JOB NO 16-001

SHEET 10 OF 13

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PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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SEE SHEET 5 OF 13 FOR
LINE AND CURVE TABLES

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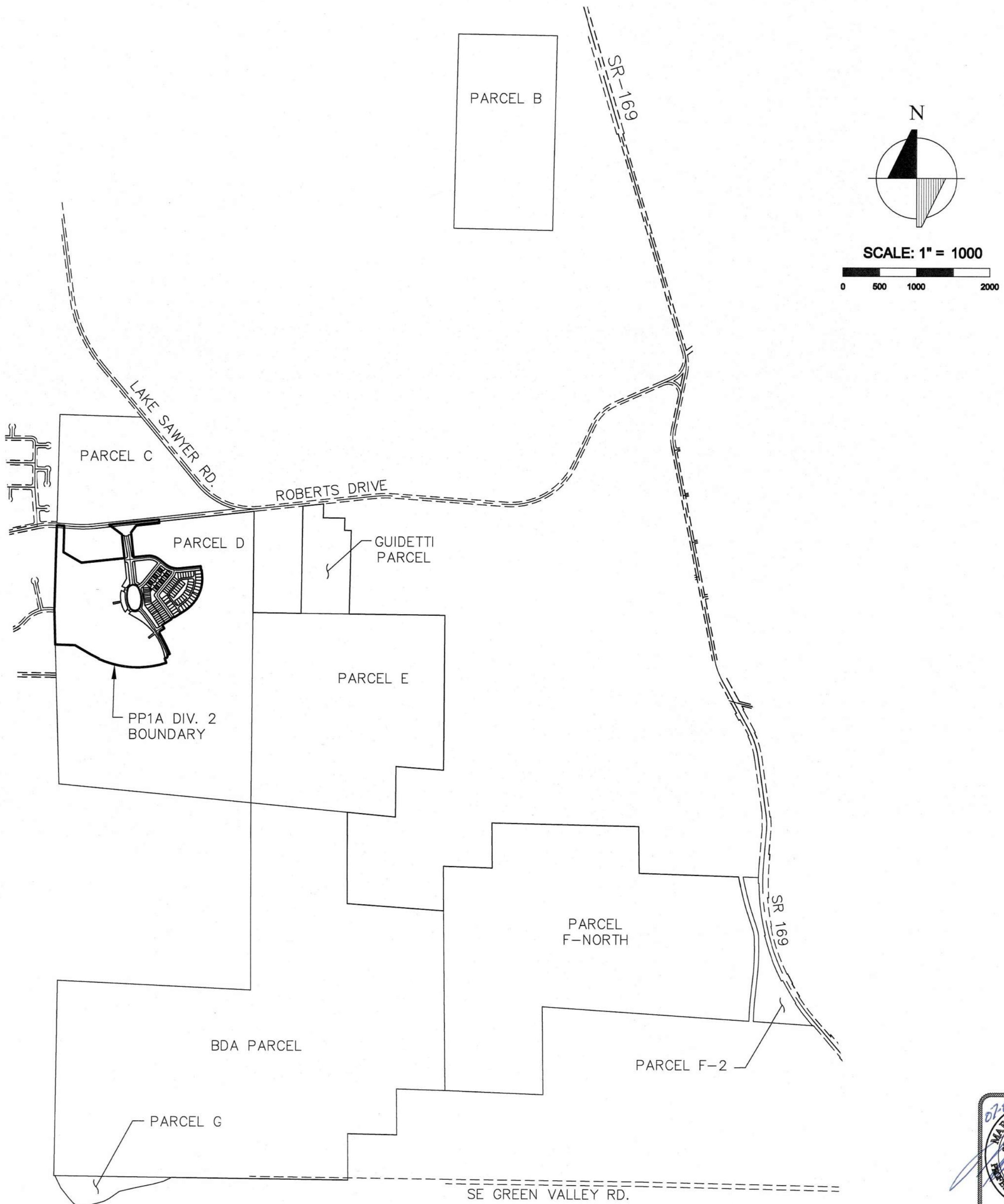
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TEN TRAILS

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PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



TEN TRAILS

PP1A DIVISION 2

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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INFRASTRUCTURE IMPROVEMENT TIMING

(INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, INCLUDING – BUT NOT LIMITED TO – THE FOLLOWING ITEMS:)

PROJECT IDENTIFICATION	DESCRIPTION	
VILLAGE GREEN	CONSTRUCT A 1.17-ACRE PARK ON THE ROUNDABOUT IN PARCEL C.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
CIVIC PARK	CONSTRUCT THE 1.65-ACRE CIVIC PARK.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
SIDEWALK/SAFE PEDESTRIAN CONNECTION	PROVIDED AN EXPERT STUDY CONFIRMS ENGINEERING FEASIBILITY AND THAT CONSTRUCTION COSTS WILL BE REASONABLE AND CUSTOMARY, PROVIDE A CONNECTING SIDEWALK AND SAFE PEDESTRIAN CONNECTION FROM THE FRONTAGE IMPROVEMENTS ALONG PARCEL V13 TO THE NORTHEAST CORNER OF THE GUIDETTI PARCEL ALONG ROBERTS DRIVE.	CONSTRUCT A SAFE PEDESTRIAN CONNECTION ACROSS ROCK CREEK FOR PEDESTRIAN LINKAGE TO MORGANVILLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE 200TH DWELLING UNIT FOR THE VILLAGES MPD. IN LIEU OF CONSTRUCTION, THE CITY SHALL HAVE A FINANCIAL COMMITMENT IN PLACE TO COMPLETE THE IMPROVEMENTS WITHIN SIX YEARS OF PP1A APPROVAL.
SATELLITE FIRE STATION	THE SITING AND DESIGN OF THE SATELLITE FIRE STATION SHALL BE PROVIDED BY THE APPLICANT AND AGREED TO BY THE CITY.	NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT WITHIN THE VILLAGES.
RING ROAD	PHASE 2: WEST FROM COMMUNITY CONNECTOR TO ROAD G.	PRIOR TO OCCUPANCY WITHIN DIVISIONS G (DIVISION 3), J (DIVISION 6), AND K (DIVISION 5) OF PP1A. DIVISIONS G, J, AND K ARE NOW REFERRED TO AS DIVISIONS 3, 5 AND 6 PER PLAT ALTERATION PLN 16-0059.
INTERSECTION SR 169/ROBERTS DRIVE INTERSECTION	PHASE 1: (INTERIM IMPROVEMENT) SHIFT ROBERTS DRIVE TO THE SOUTH TO PROVIDE APPROXIMATELY 500 FEET OF SEPARATION WITH SE BLACK DIAMOND RAVENSDALE ROAD. RECONFIGURE THE INTERSECTION AS A T, SIGNALIZE.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SR 169/SE BLACK DIAMOND-RAVENSDALE ROAD	PHASE 1: (INTERIM IMPROVEMENT) FOUR-WAY SIGNALIZED INTERSECTION TO MAINTAIN ACCESS TO PALMER COOKING COAL PROPERTY.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SE AUBURN BLACK DIAMOND ROAD/COMMUNITY CONNECTOR INTERSECTION	SINGLE LANE ROUNDABOUT.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
COMMUNITY CONNECTOR	PHASE 2: CONNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A, OR IF NECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTES TO ANY DEVELOPED LOTS WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 2: COMPLETE FRONTAGE IMPROVEMENTS BETWEEN COMMUNITY CONNECTOR AND MAIN STREET, MAIN STREET SIGNALIZED.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 3: COMPLETE FRONTAGE IMPROVEMENTS FROM ROUNDABOUT AT COMMUNITY CONNECTOR TO WEST PROPERTY LINE.	CONCURRENT WITH THE ADJACENT MULTI-FAMILY PARCEL 1H OF PP1A.
COMMUNITY CONNECTOR	EXTEND COMMUNITY CONNECTOR IN SEVERAL PHASES FROM END OF CONSTRUCTION IN PHASE 1A, NEAR INTERSECTION OF VILLAGES PARKWAY SE AND SE DOGWOOD STREET, INCLUDING APPROXIMATELY 2,800 LINEAR FEET OF ROADWAY.	CONSTRUCTED IN PHASES AS NECESSARY TO PROVIDE ACCESS TO EACH PHASE 2 PLAT THAT TAKES ACCESS FROM THE COMMUNITY CONNECTOR. EACH PHASE OF CONSTRUCTION WILL BE COMPLETED THROUGH THE INTERSECTION OF THE STREET THAT PROVIDES ACCESS TO EACH PHASE 2 PLAT WITHIN THE VILLAGES MPD.
NEIGHBORHOOD STREET	CONSTRUCT A NEIGHBORHOOD STREET, INCLUDING 64 FEET OF RIGHT-OF-WAY, TO THE INTERIM LIFT STATION.	THIS NEIGHBORHOOD STREET WITH BIKE LANES WILL BE CONSTRUCTED IN PHASES AS NECESSARY TO SERVE DEVELOPMENT WITHIN PHASE 2 OF THE VILLAGES MPD. THIS ROAD WILL BE CONSTRUCTED TO THE PLAT ENTRANCE TO PHASE 2 PLAT A WITH CONSTRUCTION OF PHASE 2 PLAT A. RIGHT-OF-WAY WILL BE DEDICATED FOR THE REMAINDER OF THE ROAD TO THE SOUTH PROPERTY LINE OF PARCEL D WITH THE RECORDING OF PHASE 2 PLAT A FINAL PLAT. THE REMAINDER OF THIS ROAD WILL BE CONSTRUCTED WITH DEVELOPMENT SOUTH OF PARCEL D OR CONSTRUCTION OF THE ULTIMATE LIFT STATION.
OFF-SITE WATER MAIN PARALLEL LOOP	EXTEND WATER MAIN TO SITE.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,019TH ERU, AS NECESSARY TO SUPPLY FIRE FLOW REQUIRED FOR A SPECIFIC IMPLEMENTING PROJECT, OR AS UPDATED MODELING MAY ALLOW.
WASTEWATER STORAGE	CONSTRUCT A WASTEWATER STORAGE FACILITY SUFFICIENT TO SERVE PROPOSAL.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,151ST ERU.
PIPELINE ROAD	CONSTRUCT PIPELINE ROAD FROM SR169 TO LAKE SAWYER ROAD SE.	PRELIMINARY DESIGN AND DEDICATION OF RIGHT-OF-WAY MUST BE DONE PRIOR TO BUILDING PERMIT FOR 1,200TH DWELLING UNIT. CONSTRUCTION MUST OCCUR AND THE ROAD OPEN TO TRAFFIC PRIOR TO BUILDING PERMIT FOR 1,746TH DWELLING UNIT (UNLESS REQUIRED EARLIER BY INCREASED DELAY OR LOS IMPACT).
SR 169/SE 288TH STREET INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
ROBERTS DRIVE/MORGAN STREET INTERSECTION INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE KENT KANGLEY ROAD/LANDBURG ROAD SE	CONSTRUCT SOUTHBOUND LEFT-TURN LANE.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE 288TH STREET/216TH AVENUE SE INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,462ND ERU.
SE AUBURN-BLACK DIAMOND ROAD/SE GREEN VALLEY ROAD INTERSECTION	RECHANNELIZE THE WEST LEG OF THE INTERSECTION TO PROVIDE A REFUGE/MERGE AREA FOR NORTHBOUND-TO-WESTBOUND LEFT TURNING VEHICLES.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,687TH ERU.
SE AUBURN BLACK DIAMOND ROAD/LAKE SAWYER ROAD SE/RING ROAD INTERSECTION	PHASE 2: CONSTRUCT A RIGHT-TURN SLIP LANE ON THE NORTHWEST CORNER OF THE INTERSECTION.	ONLY NECESSARY IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE. IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE, CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,857TH ERU.



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JOB NO 16-001
SHEET 13 OF 13

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT:	Agenda Date: July 19, 2018 AB18-067	
Resolution adopting Greenhouse Gas Emission Reduction Policies	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res –	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note): \$--	Public Works – Seth Boettcher	X
Fund Source: --	Court – Stephanie Metcalf	
Timeline: August 2018		
Agenda Placement: <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Two Councilmembers <input type="checkbox"/> Committee Chair <input type="checkbox"/> City Administrator		
Attachments: Proposed Resolution		
<p>SUMMARY STATEMENT:</p> <p>With state, regional, and local governments throughout the United States adopting energy conservation programs and policies, state agencies are now taking under consideration whether or not cities have adopted policies to reduce greenhouse gas emissions in determining awards for grant funding. Agencies that the City has recently received funding from, such as the Transportation Improvement Board (TIB), Department of Ecology (DOE), and the Public Works Trust Fund (PWTF) take into consideration whether or not cities have adopted these policies.</p> <p>The policy consists of items the City should be considering, but takes into account feasibility, such as costs, location, and practicality. The City already follows many of these draft policies.</p> <p>FISCAL NOTE (Finance Department): N/A</p>		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 18-1256, adopting policies and procedures as the City of Black Diamond's Greenhouse Gas Emission Reduction Policy.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
July 19, 2018		

RESOLUTION NO. 18-1256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON ADOPTING GREENHOUSE GAS EMISSION REDUCTION POLICIES

WHEREAS, greenhouse gas emissions can have a harmful effect on the environment; and

WHEREAS, state, regional, and local governments throughout the United States are adopting energy conservation programs and policies; and

WHEREAS, all state agencies must consider whether cities receiving capital funds have adopted policies to reduce greenhouse gas emissions per RCW 70.235.270; and

WHEREAS, the Washington State Transportation Improvement Board, the Department of Ecology, and the Public Works Trust Fund are among those state agencies that must consider greenhouse gas emission policies and which have provided funding to the City; and

WHEREAS, the City Council finds that the people of the City of Black Diamond may benefit from policies and procedures to benefit its natural resources and reduce the emission of greenhouse gases;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The following policies and procedures are hereby adopted as the City of Black Diamond's Greenhouse Gas Emission Reduction Policy:

1. All new publicly funded buildings should be the models of cost-effective, energy-efficient design.
2. City employees should be encouraged to be aware of their own energy usage and be encouraged to carry out appropriate measures to address potential conservation.
3. Existing city-owned buildings should be evaluated for weatherization programs designed to conserve energy.
4. City capital projects should be reviewed for energy consumption efficiency.
5. Elected officials and department heads should review projects and duties which may be appropriate for telecommuting options.
6. Manage lighting needs through the use of energy-efficient light bulbs and sources.
7. Encourage employees to maximize recycling opportunities.
8. Encourage employees to carpool to offsite trainings and meetings.
9. Monitor the efficiency of the pumps in the water and sewer systems, and operate them at peak efficiency.

10. Encourage employees to use alternative forms of transportation (including bicycling and walking) to work and provide storage facilities for bicycles and other equipment (such as bike racks).
11. Include bike racks or lockers with any project that would expand parking in the downtown area or near other public spaces.
12. Provide safe and convenient access for pedestrians and bicyclists.
13. Install water-efficient landscapes and irrigation, including self-watering drip systems for hanging baskets on street light posts.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF JULY 2018.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk